

# KEITH'S ARCHITECTURAL STUDIES

## SMALL COTTAGES

Most of Them Costing to  
Build Under Prices Quoted

Less than \$800

*The* KEITH CO., *Architects*

917 Hennepin Avenue

MINNEAPOLIS,

..

MINNESOTA

No. 1

Price 50 Cents



# WOULD YOU LIKE A Bright, Original, Attractive Home

With Your Own Individual Ideas as the  
Key Note of the Design?

## Then Take Advantage of Our Sketch Offer.

**M**R. KEITH'S personal and particular attention is reserved for these special studies. The interpretation, correct architectural expression and the rendering practical in every way of your own original ideas so that the house will be a distinct success in every detail and truthful expression of your personality, is a matter of the very greatest importance.

### SHAKESPEARE SAYS:

"There is no art to find the mind's construction in the face."

— Macbeth.

— BUT —

"The dwelling a man builds, reveals his personality, and through its halls and porticos runs the story of his life."

Now if the problem be given proper consideration, it takes time and time is money. We

of view. No signed contract is asked for. We propose to make our work so pleasing and satisfactory as to demonstrate beyond a question that the best is certainly the cheapest for you. The sketches cost you nothing if you order working drawings, for which a price will be made that is just as low as is possible for the thorough and painstaking execution of the work. The success of our designs demonstrates their worth. The fact that houses built from our designs sell advantageously when built, proves they are practical and desirable. This is an important matter to you should you ever wish to dispose of your property.

THE FOLLOWING IS OUR

## Five Dollar Sketch Offer.

On receipt of \$5.00 and a rough diagram or description of your own ideas we will make a special study of your requirements and prepare the first and second floor plans accurately laid out to a scale with a picture of the exterior of the house as it would appear when completed, advising you of the additional charge for Complete Working Drawings, Specifications, Etc., which will be as low as is consistent with the labor involved. This offer applies to residences costing not over \$5,000. For residences or buildings costing \$5,000 to \$10,000 the charge is \$10.00. \$10,000 to \$15,000, \$15.00, etc. This offer is made simply to demonstrate to you the value of competent services in interpreting and rendering practical your original ideas so that the home will be a complete success in every detail.



would needlessly be overwhelmed with requests if this were a free offer, consequently it is not free, but the payment required is merely nominal. The design is of no use to us unless developed; therefore this offer is limited as below stated.

We believe if a thing is worth doing at all, it is worth doing well. In the development of the complete working drawings there is no "cheap time" at your disposal. As a rule "cheap time" is a sure indication of incapacity, and this means a waste and misuse of your building funds far in excess of the difference in cost to you between competent and incompetent services to say nothing of the results attained from an artistic point

**NOTE.**—This sketch offer is only open to those who intend to order working drawings and specifications if they are pleased with the results.

## The Keith Co.—Architects

Minneapolis, Minn.

Long Distance Phone, Office, Main 947.  
Residence, Hotel Plaza, Main 4761.



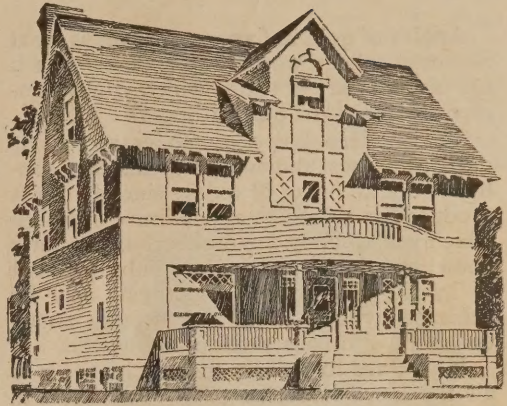
## THE COST PROBLEM

The cost of any building depends entirely upon the prices and conditions prevailing in the locality where the same is to be erected at the time bids on the construction are called for.

The law of supply and demand generally governs the price of labor and materials. The same law dictates what profit a contractor will ask on a piece of work. This fact is incontrovertible. This and the different methods contractors use in figuring the cost of a job account for the almost universal variation in the actual competitive bids from contractors on complete plans, details and specifications. In half a dozen bids on the same job they will be found to vary 10 to 50 per cent. The competent and financially responsible men will want a good profit on their work, and they usually know how to figure cost. They are entitled to it, too, for their ability and responsibility are worth something.

In all of these facts and conditions are found the reasons for the variations of contractors' figures for constructing any given building.

How, then, can you tell what your proposed building is going to cost? You cannot—that is, exactly. No man on the face of the earth can tell you that until you have received competitive bids from reliable contractors, based on complete working drawings, details and specifications. Then, and not till then, and only for the time being will you know positively the real cost of any building. It is not the high man's figure. The real cost is the low man's figure—if he be responsible, and, most important of all, if your plans and specifications are complete in every detail, so you will not be drowned at the finish with "extras" about which you did not know and had not added of your own volition. But you can tell very closely as to the cost of any design by comparing the schedule of prices under which the work is estimated with the prices prevailing in



your own locality, at the time you contemplate building. This and proper consideration of the general conditions will inform you very closely as to the probable cost. Only competitive bids as above will give you the actual final cost.

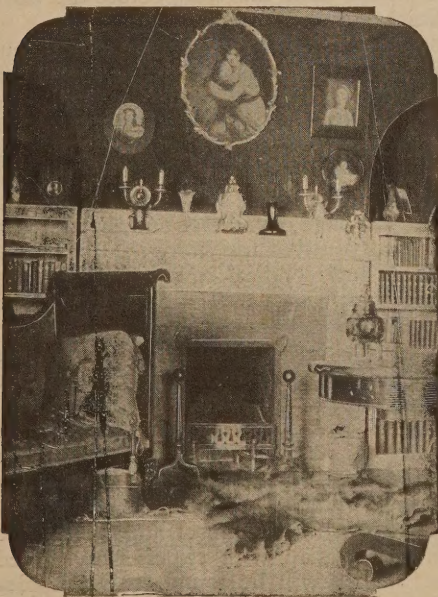
The reliable and honest builder dislikes "extras" as much as anybody. That is why they always recommend a good set of plans and specifications for any work they expect to do and they know carefully studied plans will save them money in the construction of the building and secure a building that will please their customer.

*Economical building.* A building can be made to cost much or little, according to the materials and the manner in which it is finished. With careful study, satisfactory effects can be obtained by using simple, well proportioned features rather than by elaborate detail, which vastly increases the cost of any structure. Then after the effect of the design is thus obtained, working out the details of construction in the most economical manner consistent with substantial and permanent construction will save much money.

There is a limit in this direction beyond which it is impossible to go, and exceeding this limit is the cause of most of the trouble. If you propose too large a building for a certain sum, no man living can keep the actual cost within that sum. By this I mean that lumber costs so much per M, plaster so much per yard, mason work so much per cubic foot, etc. etc. Now, if your building calls for quantities of these materials that at the lowest market price amount to the sum you are willing to expend, how in the world are we to pay for the labor and various other items that must of necessity be included to complete the building?

These are disagreeable facts sometimes when we have only so much money to spend and feel we must have this and that; but it is much better to face the situation before it has cost you very much than after you are fairly "in the stream."

*It is the truth;* The foregoing is the building situation in a nutshell, and will give you an inside view of the various conflicting interests that unfortunately too frequently lead to misrepresentations. The situation will be found as stated when you come to go through the experience of building.





## APPLES OF GOLD IN FLAGONS OF SILVER.

By H. J. K.

Apples of gold in flagons of silver is what Solomon called "words fitly spoken." Is it too much to say of truths which vitally concern one about to build a home?

The modern home of moderate cost is one of the most difficult problems that confronts the architect of today, since he must produce for a modest expenditure a design which will embody the numberless comforts and conveniences, heretofore only dreamed of by the rich. This result can only be achieved by long study and through a natural genius in construction and design.

If you are to build a modest home, it is all the more important that you have the help of an experienced architect. If you try to save his fee, it will surely cost you more money in the end and you will have very unsatisfactory results. It is of more consequence to the builder of a cottage home that it should be economically constructed than to the builder of a \$10,000 mansion. The difference between a good floor plan and a poor one may make the difference of several tons of coal in the winter's fuel, a saving of many steps for the busy housewife and a lessening of the work of housekeeping. A kitchen may be so planned that all the labor saving conveniences and helps to the housekeeper are possible or impossible.

Part of an architect's business is to make housekeeping easy and economical. Beauty is also important. Nothing attracts more than an artistic house. It costs no more money than an ugly one. But you must know how. It is the thought that is put into the construction that saves the money. It is the knowledge of design that enables the architect to form a simple yet refined detail. A cozy ingle-nook, a dainty oriel window, render a home doubly attractive and should you wish to dispose of your property, a practical and attractive design will frequently double its value.

Years of special study along these lines have enabled the really capable architect to economically plan and artistically design moderate cost homes, perfect in every detail and so recognized by the public. He makes special effort to interpret and render practical the original ideas of his clients, expressing their individuality and giving to the design the artistic touch, for when the client and architect are in accord, the results are noble and true.

The interpretation, correct architectural

expression and the rendering practical in every way of one's own original ideas so that the home will be a distinct success in every detail, and truthfully express your personality, is a matter of the very greatest importance to the architect as well as his client.

Shakespeare says: "There is no art to find the mind's construction in the face."

But

"The dwelling a man builds, reveals his personality and through its halls and porticos, runs the story of his life."

Now if the problem be given proper consideration, it means time, and time is money. For this reason a capable man cannot afford to make free sketches, for if a thing is worth doing at all, it is worth doing well. He has no "cheap time" at his disposal, for as a rule, "cheap time" is a sure indication of incapacity, meaning a waste and misuse of your building funds far in excess of the difference in cost to you between competent and incompetent services, to say nothing of the results attained from an artistic point of view.

Consequently, he will demand a retaining fee as an evidence of good faith and he is entitled to it. True, you can sometimes get free service or what purports to be, but it is almost invariably far removed from that. One always finds this true, before the work is finished.

By all means, then, employ competent assistance, a specialist, if possible, for he can serve you far better and you will save money in the end. You want your new home to be a successful home. The first step is to secure the best assistance obtainable, but in doing this select the man in whom you have confidence and then let him render to you that for which you pay him; his ideas and technical knowledge. Do not hamper him with a multitude of impossible instructions. The fact that you give them does not make them possible, and often the architect will pass them over in silence rather than endure an hour's argument and take the risk of your thinking he is "cranky" or has ulterior motives. In other words do not "hire a lawyer and then try the case yourself."

These words of counsel and advice are from the layman with experience. Heed them! They will be found truly "Apples of Gold in Flagons of Silver."



## Relation of the Architect to the Builder

**I**N considering the relation of the builder to the architect of today it is with no lack of appreciation of the skill and ability which has made the master builder the most trusted and powerful auxiliary of the architect. It is upon him and his fellow workmen that the architect relies for the true and masterly execution of his designs.

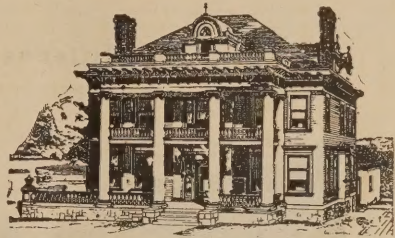
But the friendly relations which should exist between the architect and the master builder have in districts lacking artistic appreciation, been dispelled, in the disposition which is shown by some classes of placing their interests directly in the hands of the craftsman. However well known may be his integrity and ability, he cannot in the nature of things satisfactorily accomplish both the conception and the execution of a design. An able writer has said, "there are in every fine building, three leading points; its execution, its magnificence and its conception. The glory of the first is due to the builder, of the second to the owner, and of the third to the architect."

It must never be forgotten that the quality which distinguishes the architect from the engineer or builder, is the artistic, and that it is born, not made. One must have it or he cannot design, as one must have an ear for music or he cannot compose. As well expect the leader of an orchestra who, with his magic baton, brings out from the hundred diverse instruments under his control the glories of Wagner's Tannhauser, to compose that weird and wonderful music. It is true that all composers are not Wagners, and that there are grades of composition, just as in architecture there are different orders and classes of design, but in each case the artistic quality must exist. It may seem absurd to class a stable or a simple cottage as a work of art, but it may become so if treated by an architect who adapts it to its uses and surroundings. There is a proper way and a right way to classify and bring material together. To achieve harmonious results there must be harmony of material, or color, and of design. They do not fly together by chance. They come together because they are all studied and looked after by the one whose training and experience give him the ability to discriminate between the good and the bad, the suitable and the unsuitable.

The architect must have the ability to compose the design so as to best answer the wants of the building, its occupants and their surroundings; and to make the most artistic as well as economical use of materials. Can a builder neglect his business to study out all this? Has he the training and the knowledge of architectural principles that are indispensable to the task? He is too busy erecting houses or other structures if he is a successful builder, and if an unsuccessful one, do you want his spare time?

Those who actually erected the Brooklyn Bridge had no part in the conception of that great and stupendous undertaking. The man who

to give it expression in color and form. It is the artistic idea which makes the picture live. So it is with architecture, and the man who follows the drawings of him who has conceived the design and who works out its lines and proportions in the details of construction given him by the architect so that the completed building may possess its intended and proper expression, is the man who is following his true vocation. When he steps over into another sphere and presumes to design and afterwards execute, it is a mistake, and likely to



prove detrimental both to his interest and the owner's, for his talents lie along constructive lines, and the practical working organization of the building business. It is true that he may produce a house or what passes for a house, but it will not be the home it might have been. Had it been thought out in all its possibilities, both artistic and economical, by the artist trained to such service. It is also true that the owner may be unconscious of his loss. So is the uncritical and unsophisticated provincial satisfied with the wrap or gown built up for her by an inferior dressmaker. But does that give it the good style and appearance it might have had, for the same money, had it been planned by some one who knew?

Or perhaps the prospective owner has seen a house he likes and proposed to his builder to duplicate that house. We will pass the unfairness which appropriates the labor of another without paying for it—but does he get his copy? Nay, verily, for in a hundred details, the details that go to make a successful house, he will be disappointed. Moreover the builder, no matter how honest and just he may be, is human and is undeniably, though perhaps unconsciously, influenced by the money consideration he is to receive for his work; and he will persuade himself that a certain thing is "just as good" or will answer just as well, whether it be really so or not, if it save him something in time or money. No matter how good and honest a man your builder may be, the fact remains that far better results can be accomplished where he does not attempt to design the building he is to construct himself. In the first place, he cannot do it with the same degree of success as the man whose entire time is given to this especial study. In the second place, his judgment and recommendations are liable to be warped and biased by money considerations; and if he has the slight-



makes the engraving from a painting is utterly unable to conceive the subject of that picture and





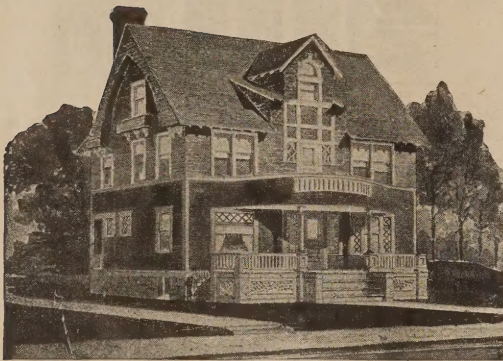
est vein of dishonesty in him, or even a mistaken opinion as to the best methods of construction and design, it will certainly become a matter of far more importance to the owner than the expenditure involved in plans and specifications from a first-class architect.

These reflections are not intended to advance the special interests, business or reputation of any individual, but if possible, to place the matter under the search light of fact, in the hope that the intelligent contractor and the home-builder who desires the best expenditure of his building funds, may recognize the cause which makes for their mutual advantage.

Those who have appreciated the service that the architect has rendered are now living in homes which cost no more to build, contain no more lumber, plaster or other materials than others which do not possess that indescribable something called art which makes the homes that possess it "veritable joys forever." While the true architect glories in this recognition of his service, he never questions that his own just reward is due as much to his co-laborer—the skilled master builder—as to himself.

"Milan Cathedral, the product of one mind, though many workmen helped to rear its marble walls and pinnacles."

### An Interesting Object Lesson



#### AS IT SHOULD BE

And as it would be if built from the architect's detailed drawings. This is the design that was published in the March, '97, Ladies' Home Journal and has since been built over 500 times.

The difference in the appearance of these two houses is so marked as to make comment quite unnecessary.



The way it looks when built without working details, etc. Note the crudeness of the gable finish, the coarseness of the balcony detail and its general lines, the lack of proportion of the porch columns, the distressing porch rail and gable balcony and a hundred other matters that might just as well, at no greater cost, have been properly constructed if the carpenters had been given the architect's details of construction to work from.



#### When Built Without the Architect's Plans.

Here we have another instance of what is the invariable result of attempting to build from sketches or a builder's own plans. Note the roofing of the tower and the lines of the main gable. The one is "stiff" and sadly out of proportion; the other graceful and pleasing in its lines. Again, notice the space at top of gable directly over bay window.



The one is "quietly" filled; the other—. But even these might be passed without much comment were it not for the abominable desecration of the lines of the bay window and balcony, the crudeness and inexcusable "butchery" of the bay window and railing, proportions of the porch columns and the change in the window sizes. These have simply spoiled the house. Ten times the cost of plans, etc, from a competent architect would not be even a consideration for the "botch."



# Keith's Architectural Studies.

## The Following are our Latest Books of Plans.

These books cover a large variety and give all the designs up to the present time, showing exterior view, floor plans, with sizes, etc., cost estimate, table of prices and full descriptions. You will be intensely interested, even if you do not intend to build, and if you do, the collection will prove invaluable to you.

The books contain Colonial houses, both elaborate and simple in their treatment, simple little cottages suitable for summer occupancy, bungalows, etc.; also city homes and small brick houses and model designs in all the popular architectural styles, embodying every conceivable arrangement, full of cozy corners, ingle-nooks, and attractive features that so often make a home "successful" and give to it an air of individuality. They are as follows:

No. 76	Studies of Homes, costing to build under prices quoted, less than \$800.....	\$ .50
No. 2.	90 " " " " " \$ 800 to \$1200.....	.50
No. 3.	136 " " " " " 1200 to 1600.....	1.00
No. 4.	178 " " " " " 1600 to 2000.....	1.00
No. 5.	194 " " " " " 2000 to 2500.....	1.00
No. 6.	174 " " " " " 2500 to 3000.....	1.00
No. 7.	189 " " " " " 3000 to 4000.....	1.00
No. 8.	154 " " " " " 4000 and up.....	1.00
No. 9.	128 " Summer Cottages, Bungalows, etc.....	1.00
No. 10.	119 " Brick and "Combination" Houses.....	1.00
No. 11.	55 Double Houses, Flats, etc., Hotels, Apartments, Town Halls, Club Houses, Libraries, etc.....	1.00
No. 15.	28 Practical Stables and 2 Auto Houses.....	.50
No. 16.	17 Model School Houses (1 to 6 rooms).....	1.00
No. 17.	31 Modern Churches of Moderate Cost.....	2.00

### Historic Architecture for the Home Builder.

BY WALTER J. KEITH.

Know something of the design of your home—its architectural style—how it came into existence—when and where it was most used.

This magnificent work will give you a synopsis of the matter and save you the embarrassment of ignorance upon what is now becoming a topic of universal conversation.

200 pages, 75 magnificent half-tone illustrations, including examples of the different styles in the Home architecture of to-day. Your library is not complete without it.

PRICE ONLY \$2.00.

THE KEITH COMPANY, Architects.

N. B.—There is no discount on two or more books ordered at once, except as follows, and each is worth much more than the price asked:

Vols. 1 to 8 inclusive, \$5.00. Vols. 1 to 11 and 15 to 17 inclusive, \$8.00. Vols. 1 to 11 and 15 to 17 inclusive, also "The Building of It," and "Historic Architecture for the Home Builder", (see advertisement), \$10.00.

THE KEITH CO., Architects, Minneapolis, Minn.

**IMPORTANT.**—In ordering please be sure and state plainly just which book or books you wish. Books are sent by mail or express the same day that the order is received. Be sure your name and address, with street number, are plainly written. Many forget to sign their names or enclose remittances, which may account for non-receipt.

## Our Exchange Offer on Stock Plans.

Our regular "Exchange Offer" as set forth below fully protects our clients in the matter of "cost."

*Plans on approval, pending bids.* Complete plans and specifications for any of our regular designs will be sent to any address upon receipt of price. If, within thirty days from time plans are ordered, upon bids being obtained, you find the amount to be greater than you wish to expend, the same can be returned, if in good order, and complete working drawings, specifications, etc., of any other lower cost design you may select will be forwarded without additional expense.

No exchange will be made upon special work performed in accordance with instructions or where changes are made in the plans to meet individual requirements, without additional compensation.

In case of special work to order, the matter can always be satisfactorily determined by the submission of pencil working drawings for final approval and preliminary bids.

As for the completeness of our drawings and specifications and the character of service rendered our clients, about the best proof is the fact that they are constantly sending their friends to us for plans. They would hardly do this were the service and designs not entirely satisfactory.

We have one of the largest and best organized offices in the United States. Our business is divided into departments with experts in charge.

We are successfully handling work not only in every state in the Union, but in foreign countries, and can show hundreds of the most flattering and unsolicited testimonial letters.

When it comes to large buildings,—library buildings, churches, schools, opera houses, apartment buildings, hotels, etc., etc., if you desire competent and thorough service in every respect we believe we are in a position to serve you to your distinct advantage and save you some money—not in the cost of our advice perhaps, but in making every dollar of your building funds go the farthest possible and in the securing of the best, most attractive and practical building. *It is not what is saved in the price of plans that is the real consideration at stake.* It is what those plans, details and specifications properly prepared save for you in securing the proper expenditure of your building funds. This is a matter of vital importance to the owner.

### Basis of Cost Estimates.

The following table quotes the prices of labor and materials used by the estimator in making out

the detailed statement for the designs. This table will be found useful in ascertaining, by comparison, costs in other localities. In this connection we wish to emphasize the fact that the cost of any design must of necessity depend on the prices and conditions prevailing in any section at the time the building is to be erected:

Excavating, per cubic yard (Scraper work)....	\$ .10
Rubble Stone Work, per perch (16½ cubic ft.)..	1.60
Brick laid in wall, per 1000.....	9.00
Lathing and Plastering, per yard, two coats....	.14
Dimension Lumber, per 1000, No. 2.....	11.00
Flooring (No. 2 D. & M. Fencing).....	12.00
Sheathing Boards (6-inch D. & M. No. 3).....	10.00
Shingles, "A".....	2.25
Sidings, "C".....	17.00
Finish Lumber.....	\$20.00 to 30.00
Tin Work, per square.....	6.00
Carpenters, per day, 9 hours.....	2.25
Masons, per day.....	3.00
Common Labor, per day.....	1.50

### What Cost Estimates Include.

*General information regarding costs.* The cost estimates which we give in description of each design, means the house proper, complete. It does not include the decoration (papering and frescoing), kitchen range, gas fixtures, sodding the grounds, laying the walks, inside or outside blinds, storm sash or wire screens, as these items in many cases are not required, but does include basement, heating, plumbing, painting, mantels, etc., that may be called for by the plans as shown.

In all designs where a full basement is contemplated, the estimate includes a cemented floor and finishing the principal rooms of the first floor in hardwood, either oak or birch. In case other than pine, poplar or some inexpensive finish is contemplated for the houses of small cost, say less than \$1000, and not having full basement, it will be so noted. Where no height of basement is given, a small cellar only is intended. In case steam or hot water heat is desired, this can readily be arranged. Steam will increase the heating cost by nearly double and hot water by more than double what the cost of hot air would be. Cisterns are not included and cost from \$25 to \$60, if desired.

The height of stories given are the distances between the joists.



## No. 1.

# DESIGNS FOR COTTAGES COSTING TO BUILD UNDER PRICES QUOTED LESS THAN \$800.00

(Allowance must also be made for varying conditions of competition among contractors.)

Following will be found a large selection of designs, various sketches and suggestions that can hardly fail to please in some measure at least, any taste or preference and suit any pocket book. \* \* \* \* We furnish complete working drawings, details, etc.

## Cost of Stock Plans.

Complete working drawings, details and specifications and blank "Builder's Contract" and "Bond" ready for execution will be sent to any address on receipt of money or express order, bank draft or certified checks, as per schedule below:

See "Exchange Offer" on preceding page.

Duplicate set plans when ordered with originals, \$3.00. If ordered later, but for the same job, \$5.00.

For homes costing to build under prices quoted,

less than \$800.....	\$ 5.00
From \$ 800 up to \$1200.....	8.00
From 1200 up to 1600.....	10.00
From 1600 up to 2000.....	15.00
From 2000 up to 2500.....	20.00
From 2500 up to 3000.....	25.00
From 3000 up to 4000.....	30.00
From 4000 up to 5000.....	40.00
From 5000 up to 7000.....	50.00
From 7000 up to 10000.....	60.00
\$10000 and upward.....	75.00

## What We Furnish.

*Working drawings* mean elevations of all four sides; drawn to a quarter-inch scale, giving all glass sizes, roof construction, down spouts, window finish, cornice work, porches and all other exterior finish, making complete working drawings of the exterior.

*Floor plans*; drawn to a quarter-inch scale, giving an accurate arrangement and location of all interior features, construction of chimney, all necessary working dimensions in feet and inches, location of hot air and ventilation pipes, registers, gas pipes, plumbing fixtures, soil pipes, clothes chutes, stairways, swing and size of doors, etc., making complete working drawings of the interior.

*Details*; drawn to a large scale showing construction of the stairway, doors, china cabinet, butler's pantry fittings, book cases, arches, mantels, ornamental cornices, panel work, and also in detail the construction and framing of the house proper and all special features of porches, balcony dormers, cornices, gables, window boxes, etc., etc., varying in each case, but covering every point not practical to plainly show in the elevations and plans. The above are blueprints.

*Specifications, etc.* Protect the owner against loss and damage, providing for adjustment of all matters liable to dispute, a technical description of all work, stipulating the manner in which it shall be done, the materials used, etc., and covering every point not embraced in the drawings; also a blank form of "Builder's Contract and Bond" ready for execution, and a recommendation of a scheme of color for painting the house, if requested.

*Alterations.* Slight alterations can generally be provided for without any extra expense by simply making a memorandum of agreement with your

builder, mentioning the changes desired and attaching it to the contract. The builder can usually adjust these matters to the entire satisfaction of the client and the contract is not impaired, as the owner is fully protected by the memorandum attached to the contract, which specifically states what changes from the plan are to be made.

This will generally avoid the necessity of special plans prepared to particular order, or if the modification is a little complicated, we can furnish a supplementary drawing covering same, to go with the plans, at the actual cost of draftmen's time in preparing it, which will fully cover the matter

## Reversal of Plans.

This is a matter easily accomplished by the builder. It is the universal custom all over the country for a builder to erect a house reversed from the plans as shown, if so desired, and all he needs to do, if he wishes to see them reversed, is to hold them to the light, and looking through them from the back side, he will see them so. Printed so if desired.

## Itemized Bills of Material.

Bills of material we prefer not to furnish, as no two crews of men will use the same amount of material, some being wasteful and others economical, but if desired, we will furnish same for one-third of the cost of the plans and specifications in addition.

Lumber bill only one-fifth price of plans.

The schedule of minimum charges adopted by the "American Institute of Architects" for "special work," and which constitutes our charges, is as follows:

For Full Professional Services, including Superintendence, 5 per cent., and all expenses, or Ten Dollars per diem and expenses for supervisor alone.

## Partial Service as Follows:

Preliminary Studies (except under sketch offer).....	1 per cent
Preliminary Studies, General Drawings and Specifications.....	2½ per cent
Studies, General Drawings, Specifications and Details.....	3½ per cent
Stores and Warehouses (above ratio) ..	3 per cent
Bank Buildings, Apartment Houses, Hotels, Club Buildings, etc., 5 per cent (above ratio).....	
For Alterations, Furniture, Decorations, etc.....	10 per cent
Payments on local commissions are successively due as the work is completed in the order of the above classification. For outside work, Cash with the order.	

Drawings, as instruments of service, are the property of the architect.

**THE KEITH COMPANY, Architects,**  
**MINNEAPOLIS, MINN.**

Omissions and slight changes or adjustments desired from our Stock plans can be readily arranged by simply attaching a memo of agreement to contract with builder, thus saving the greater expense of "special" plans simply to provide for changes in a "technical" manner.





Design No. 9.

A Five Hundred Dollar Home. Well, there are a vastly greater number who want a \$500 home or feel that such an amount is all they have to spend for such a purpose, than there are people who want and can afford a \$5,000 home or even a half of the latter amount.

Of course, for the sum of \$500 it is impossible to build a pretentious house; for lumber, doors and windows, hardware, plaster, brick, stone and labor will eat up that amount of money very quickly. However, it is possible to obtain a good

generous sized sitting room, a living room or kitchen and a summer kitchen or shed, upon the ground floor, as shown in the accompanying sketch; also three very nice bedrooms with closets on the second floor.

The stairway ascends directly from a little hall so that if desired it would make the renting of a room a convenient matter. Finish, pine or poplar.

Cost, \$565. Width, 18 feet 2 inches. Depth, 21 feet 2 inches. Height of First Story, 9 feet 5 inches. Second Story, 8 feet 3 inches.



Design No. 10.

What I have said regarding Design No. 9 also holds true in respect to Nos. 10, 11, 12 and all the low cost homes.

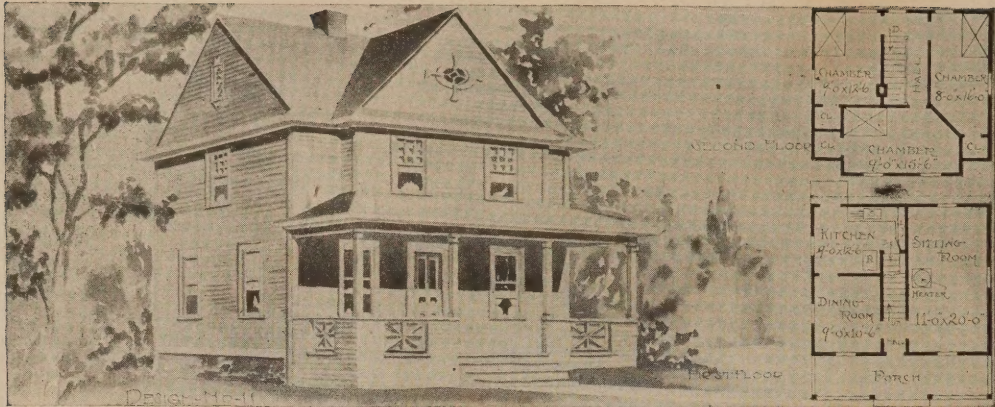
It will be noticed that in this design the hall is a little larger than in No. 9, and the "Dining Alcove" virtually makes one more room on the ground floor. This could be used in the manner indicated with pretty draperies partially screening off the table and yet leaving the entire space available for the requirements of a sitting room,

or the kitchen could be used as a "Living Room." On the second floor are three very good chambers, with ample closets, and as is the case with No. 9, a heater in the sitting room with the kitchen fire will practically heat the entire house.

There would be a round brick cellar, with cemented bottom, double floors with paper between on the first floor. Finish, pine or poplar.

Cost, \$690. Width, 24 feet 6 inches. Depth, 21 feet. Height of First Story, 9 feet. Second Story, 8 feet. Lowest height, Second Story, 6 feet 6 inches.





Design No. 11.

For the sum of \$310 this design certainly presents many attractive and practical features, as is the case with Design No. 82, which costs about the same money.

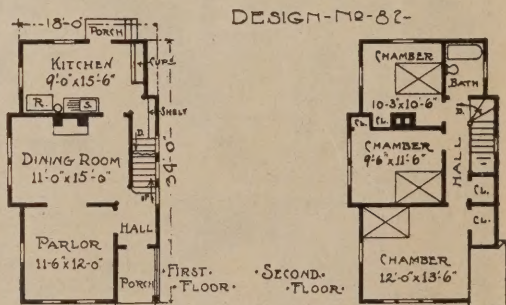
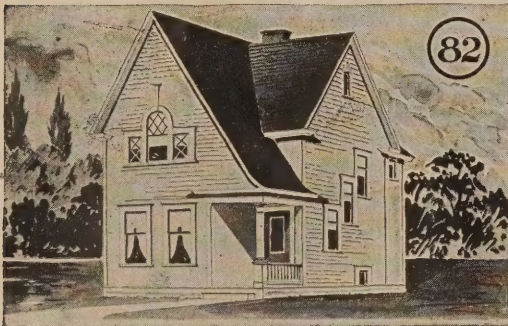
Large sitting rooms are more and more coming into favor, and this design is particularly well provided for in that respect, having a sitting room 11x20 feet in size. The heater being located in the center of the room, every nook and corner will be comfortable on a cold day, and the smoke pipe, going up through the chamber above and crossing the hall to the chimney, will practically heat the

entire house, especially in conjunction with the kitchen range.

On the second floor there are three good sized bedrooms, each provided with exceptionally large closets, and two windows to each room.

There would be a round brick cellar, the house would be sheathed, then papered on the outside and sided, and the first floor would be double, making a first class comfortable home. Finish, pine or poplar.

Cost, \$310. Width, 25 feet. Depth, 21 feet. Height of First Story, 9 feet. Second Story, 8 feet. Lowest height Second Story, 6 feet.



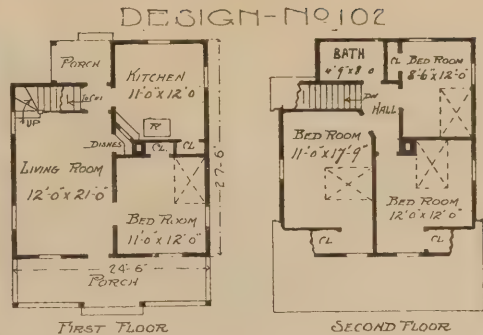
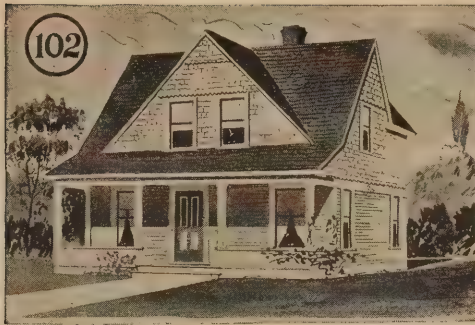
Design No. 82.

Similar in some respects to Design Nos. 9, 10, 11 and 12 is Design No. 82. and yet, after all, the arrangement is radically different. From the quaint little porch is entered the hall, giving access to the parlor, and living room also, the latter of which is provided with an open fire. From the hall ascends the stairway to the second floor, making it very convenient in case it was desired to rent a room on the second floor, as there would not be the necessity of passing through any of the rooms. Unlike most of the low cost houses, this design provides for a bathroom, without infringing in

any way upon the three chambers which are provided. There would be a round brick cellar, which would be reached from the pantry, under the main stairway, and it can be readily seen that every inch of space is used to the very best advantage possible in this plan. The house would have a double floor with paper between, and the outside walls would be boarded, papered and sided. Finish, pine or poplar.

Cost, \$900. Width, 18 feet. Depth, 34 feet. Small Cellar. Height of First Story, 9 feet 3 inches. Second Story, 8 feet. Lowest height Second Story, 4 feet 8 inches.





Design No. 102.

This design is for a cottage home for a person who wishes to live economically and has a thousand dollars or less to spend in the building of his house.

For practical purposes it will be found exceedingly convenient. The living room is of good size and if a bedroom is not desired upon the ground floor, the room so designated can be used as a parlor.

By utilizing the space under the stairway a rear entry is provided communicating with the kitchen, living room and cellar way, while the three bedrooms on the second floor provide ample accommodation for a fair sized family.

In Design No. 256 we have practically this plan with the addition of a kitchen back of the stairway, a dining room occupying the space of the kitchen in No. 102.

The stairway makes a very prett feature in the end of the living room, and its location there effects an exceedingly economical arrangement of floor space. Full plumbing provided.

Finish would be of pine, cypress or poplar throughout, according to the section where built.

Cost, \$900. Width, 24 feet 6 inches. Depth, 27 feet 6 inches. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 3 feet 6 inches.



Design No. 110.

This design is a model little farm or village cottage. For a farm it will be found especially convenient, as the living room is of good size and the kitchen is convenient, affording ample accommodation in caring for the harvest hands. A wardrobe in the rear entry is necessary for the men when they come from work to hang their coats and stow away their heavy boots. There

will be a small cellar reached from this entry, and cupboards for the dishes and kitchen tins, and closets for clothing are amply provided. In the living or dining room is a prettily designed sideboard which adds greatly to the attractiveness of this room. Finish, hemlock or pine.

Cost, \$875. Width, 30 feet. Depth, 30 feet 6 inches. Small Cellar. Height, First Story, 9 feet 6 inches. Second Story, 8 ft. 2 in. Lowest height Second Story, 5 feet.





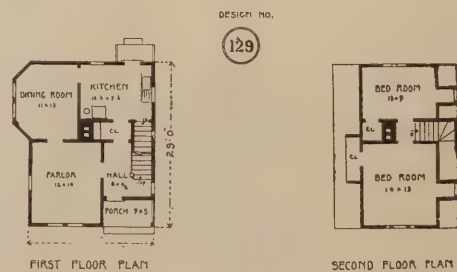
Design No. 121.

This design has been built in Minneapolis for the estimated sum, and makes a very attractive cottage home. There is nothing pretentious about it, but everything necessary for comfort. There would be a stone foundation and a round brick cellar ten feet in diameter, though, of course, the foundation might be extended down and a full basement constructed. The house would be back-plastered, the first story could be sided and the second story and gables shingle with red cedar shingles, or all

siding, as preferred. A child's room could be made of the rear part of the large chamber.

If the ground floor bedroom were not required, it would make a very nice arrangement to take out the partition, making one fine large living room, which, embellished with a fireplace, would make the home very attractive. Finish, cypress or pine.

Cost, \$860. Width, 25 feet 6 inches. Depth, 38 feet. Small Cellar. Height First Story, 9 feet 3 inches. Second Story, 8 feet 9 inches. Lowest height Second Story, 6 ft. 3 in.



Design No. 129.

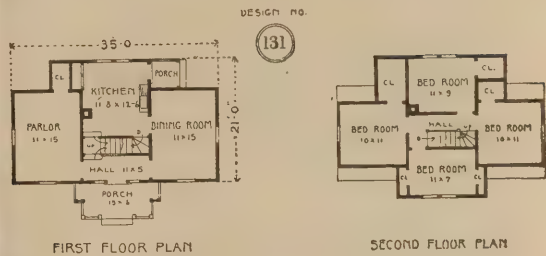
The problem of a modern house within small compass, and consequently at low cost, is a very great one, involving more study and ingenuity by far than does the more expensive dwelling. In this design we have a most complete plan and exceedingly well arranged. Direct access from kitchen to front door is secured; the cellar stair opens from the kitchen and not the dining room, as is the case in many instances, and the bed rooms on the second floor are of good size. The dining room would make a good bedroom by

using the present kitchen for dining purposes and building on a kitchen at the rear. The exterior is treated in the gambrel roof, Colonial style, so popular in many sections, particularly in the east, and will make a very attractive design.

A porch across the front would be a very nice feature and would not add greatly to the expense. Finish, pine, cypress or poplar.

Cost, \$615. Width, 21 feet 6 inches. Depth, 29 feet. Small Cellar. Height First Story, 9 feet 4 inches. Second Story, 8 feet. Lowest height Second Story, 5 feet.



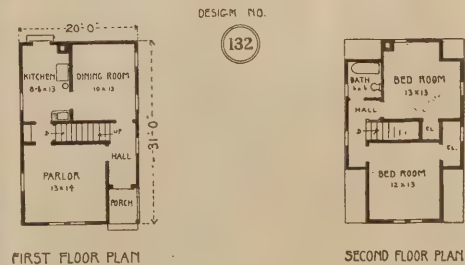
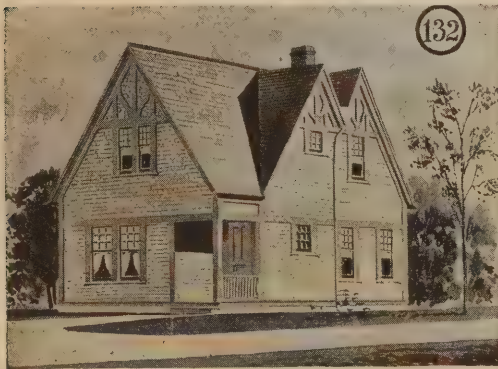


### Design No. 131.

For the cost, it is exceedingly difficult to devise a plan that accomplishes so much in space, arrangement and appearance as does No. 131. Not only are the rooms of good size, but the arrangement is exceedingly attractive, practical and convenient. In the first place, the hall has a pretty stairway, and would be very attractive. On either side of the hall, the dining room and parlor opening up lend to the house an air of spaciousness

and individuality. The stairway being what is known as a "Combination," makes the kitchen convenient to every part, while four bedrooms are an unusual number for a house of this cost. In Design No. 290 we have practically this plan enlarged and provided with a full basement, furnace, etc. Finish, hemlock or pine.

Cost, \$810. Width, 35 feet. Depth, 21 feet. Small Cellar. Height First Story, 9 feet. Second Story, 8 feet. Lowest height Second Story, 4 feet 8 inches.



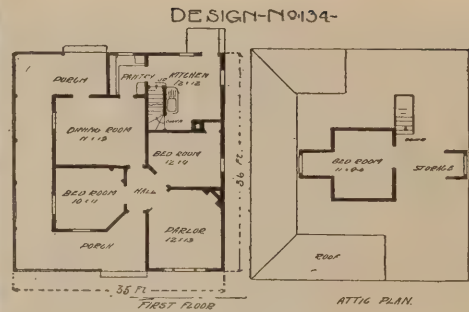
### Design No. 132.

A \$800 house arranged with a bathroom! Not often do we find it, or so well arranged a plan in all other respects as is No. 132. Not an inch of space is wasted anywhere. The hall, while not very large, is yet ample in every respect, and connects in a pleasing manner the parlor and dining room. It will be noticed that there is connection between the kitchen and both dining room and parlor, which would be found quite an advantage in many instances. By raising this to a

full two story design, one or two additional bedrooms could be obtained. The roof would be simplified, and with a porch extending entirely across the front, quite a pretentious house could be secured. A still further enlargement could be obtained by adding a one story kitchen at the rear. Finish, cypress or pine.

Cost, \$850. Width, 20 feet. Depth, 31 feet. Small Cellar. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 3 inches. Lowest height Second Story, 5 feet.





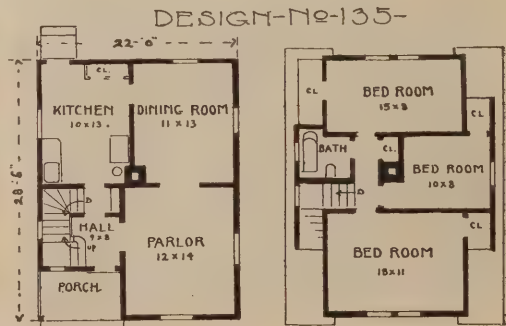
Design No. 134.

One of my best cottages. There are two bedrooms of good size on the ground floor with a servant's room and storage space in the attic. By slightly raising the roof or increasing the height of the studding, some additional rooms could be obtained on the second floor without greatly increasing the expense. The fine porch is on three sides of the house. A small cellar is included. The house is plastered, and finished in pine, natural finish or neatly painted. The parlor contains an open fire.

While the rooms in this design may be thought by some to be a little small, it should be remembered that in a cold northern climate this is not always a disadvantage. However, it would not greatly increase the expense to add two or three feet to the width and to the depth of the house, and this would give very fair rooms all around.

If built on brick piers with no basement, plastering or sheathing, could be built for \$500.

Cost, \$825. Width, 23 feet 6 inches. Depth, 36 feet. Height of First Story, 9 feet 6 inches. Second Story, 8 feet. Lowest height of Second Story, 5 feet 6 inches.



Design No. 135.

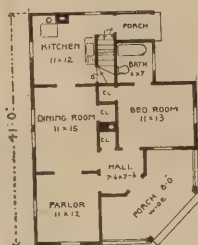
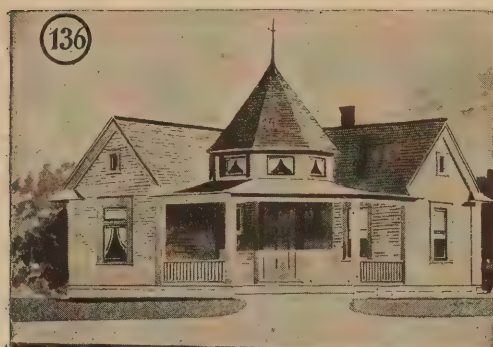
No. 135 is one of my most popular designs of low cost cottages, and for a compact, well arranged modern little home, it is certainly hard to beat, both as to interior arrangement and exterior appearance. The porch is very fair, and could readily be extended across the front of the house with good effect, if desired. The reception hall, with its pretty stairways, is a very attractive feature of the design, and a tiny pantry is improvised under the stairs through which is reached the kitchen without passing through any other room,

and the cellar stairs are directly under the remainder of the main stairway. The parlor and dining room connecting, is another advantage.

The second floor is remarkable for its unusual economy of floor space, every inch having been used to the best advantage possible, and the luxury of a bathroom has also been provided. Finish, cypress, poplar or pine.

Cost, \$900. Width, 22 feet. Depth, 28 feet 6 inches. Small Cellar. Height First Story, 9 feet 3 inches. Second Story, 8 feet. Lowest height Second Story, 4 feet 6 inches.

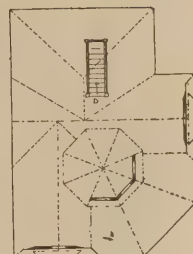




FIRST FLOOR PLAN

DESIGN NO.

136



SECOND FLOOR PLAN

## Design No. 136.

A gem of a cottage for a small family, all on the ground floor with a bath off the bedroom. The rooms are of good size and conveniently arranged.

The shingle treatment of this cottage would give a most pleasing and desirable effect at slight expense. The large corner porch where there would be plenty of shade always, forms a most attractive retreat on a hot day.

There is a small round brick cellar provided. Ample storage space in the attic, and at slight additional expense some rooms could be finished

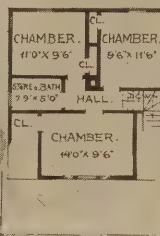
off there. This would only involve an increase in the height of studding used and, of course, the attendant plastering and finish for such rooms as it was desired to obtain there. A very attractive two story design would be the result of this change. Pine finish neatly painted.

Could be built for \$450 if plumbing, plastering and sheathing were omitted and the cottage set on brick piers without any basement.

Cost, \$810. Width, 28 feet 10 inches. Depth, 41 feet. Height of First Story, 9 feet 5 inches. Second Story, 8 feet. Lowest height of Second Story, 3 feet.



FIRST FLOOR



SECOND FLOOR

## Design No. 142.

This is a most compact and economical little cottage to build, note the size of the rooms. The exterior treatment is very attractive, the first story being of siding and the second story and gables of shingles. The mullioned windows add much to the effect.

The hall has a pretty staircase. The closet off vestibule will be very convenient for coats, etc.; or if vestibule were not desired, this space could be put into hall.

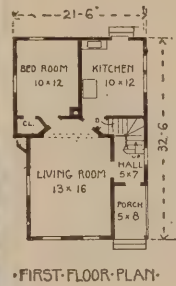
The kitchen is provided with a large cupboard containing flour bins, shelving and draw-

ers. In the dining room is a neat china closet. A small brick cellar only is provided. It could be easily enlarged to contain a heating plant if this were wanted. The store room would hold a bath tub, closet and lavatory very nicely.

The finish is of pine painted, with pine floor.

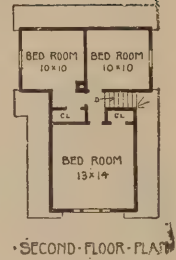
Cost, \$750; width, 24 ft.; depth, 26 ft.; height of cellar, 7 ft.; 1st story, 8 ft. 7 in.; 2nd story, 8 ft. 5 in.; lowest height of second story, 7 ft.





DESIGN NO.

144



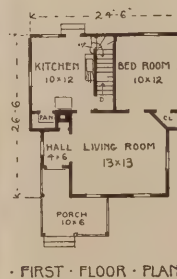
### Design No. 144.

In this design we have a cozy and attractive little home especially adapted to a narrow lot, the total width being only 21 feet 6 inches. Notwithstanding this, the rooms are all of good size. The stairway, which is partially open, lands in the center of the second floor, thus no room is wasted in halls. The bedrooms are well provided with closets.

A cellar 10 feet square is provided, and if it were desired a full basement could readily be arranged at an additional expense of about \$150 to \$175.

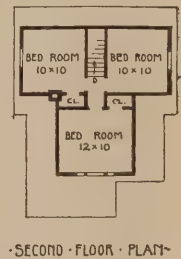
The exterior of this complete little home is of siding and shingles; there is also a piece of half timber work on the front which relieves the sameness, while the heavy cornice sets the house off with excellent effect. Ten foot studding is used. By using 12 foot a much better height of the second story rooms could be obtained. Finish, pine, cypress or poplar.

Cost, \$775. Width, 21 feet 6 inches. Depth, 32 feet 6 inches. Small Cellar. Height First Story, 9 feet 6 inches. Height Second Story, 8 feet 2 inches. Lowest height Second Story, 3 feet 8 inches.



DESIGN NO.

145



### Design No. 145.

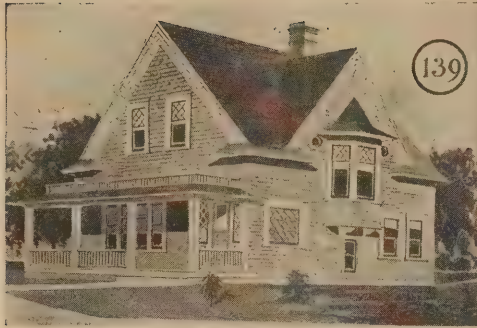
As in the previous designs we have a laboring man's home. To obtain a six-room house for \$800 or less is a great problem. The spacious porch of this cottage is especially inviting on a hot day. This design has an advantage over the preceding one inasmuch as we have a pantry. Also in the hall of this design is a coat closet. By adding a couple of feet to the rear the rear rooms could be enlarged to good advantage. The bedroom on the ground floor would make an excellent dining

room by cutting a door into the kitchen. A small cellar and also a sink are included in the cost.

The exterior is of siding for the first story and shingles on the second. Several color schemes could be adapted to good effect. A light manilla for the body, mouse color for trimming, with a moss green roof would be one. Finish, cypress or pine.

Cost, \$765. Width, 24 feet 6 inches. Depth, 26 feet 6 inches. Small Cellar. Height First Story, 9 feet 6 inches. Height Second Story, 8 ft. Lowest height Second Story, 4 ft.





DESIGN NO.

139

FIRST FLOOR PLAN



SECOND FLOOR PLAN

## Design No. 146.

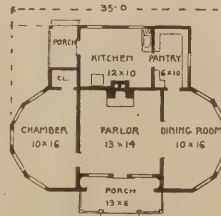
This design, like Nos. 144 and 152, is adapted to a narrow lot, the width being but 19 feet. It will go nicely on a 25 foot lot. From the front hall the stairway ascends to the second floor, where, as will be noticed, not an inch of room is wasted by halls. The bed rooms on the second floor are provided with good sized closets.

The kitchen is fitted with shelving for dishes, and has also a sink. There is a small cellar, and

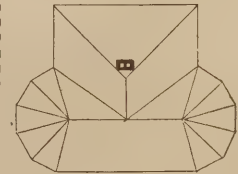
a full basement could be arranged if desired.

Double floors are provided for the first floor and the outside walls would be first sheathed and then covered with paper and finished with either shingles or siding, whichever was preferred. Finish, cypress or pine.

Cost, \$340. Width, 19 feet. Depth, 26 feet 6 inches. Small Cellar. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 2 inches. Lowest Height of Second Story, 5 feet.



FIRST FLOOR PLAN



ROOF PLAN

## Design No. 147.

In this design we have a bungalow. The parlor has an open fire and could be used as a living room and dining room if desired. There is a large pantry which does away with the necessity of a cellar. The rooms are of good size and most conveniently arranged.

This house has been built, with some minor alterations, two full stories with very good and pleasing results, as will be seen in Design No. 271.

No cellar is planned in this design. The same could be easily arranged, however, as well as a full basement if it were desired.

The exterior treatment is of shingles entirely which gives a unique and pleasing effect. The interior finish is of pine or poplar neatly painted.

If brick pier foundation were used and plastering and sheathing omitted the cottage could be built for \$300.

Double floors are included in the cost. Outside walls are first sheathed, papered and finished with shingles.

Cost, \$525. Width, 35 feet. Depth, 27 feet. Height of First Story, 9 feet 3 inches.



**Design No. 152.**

For a \$765 house I consider this one of the best planned and conveniently arranged houses of low cost that I have. The effect upon entering the hall is very good, as the rooms open up on the hall giving a spacious and homelike appearance.

A small cellar is provided, also kitchen sink. A pantry and back porch could easily be built on the rear at small additional expense, and by making the house two stories in height the size of bed-

room could be increased and a bathroom obtained. One of the desirable features is the direct access to the front hall from the kitchen.

The exterior finish is siding for the first story with shingles on the second, thus giving a tasty exterior. Finish, cypress or pine.

Cost, \$765. Width, 20 feet 8 inches. Depth, 33 feet. Small Cellar. Height First Story, 9 feet 6 inches. Second Story, 8 feet. Lowest height Second Story, 5 feet 6 inches.

**Design No. 159.**

This little cottage was designed specially for a model village home, but is admirably adapted for a summer residence at the seashore or in the country. The large living room with its open fire surrounded by a generous veranda on two sides, are the special features of the ground floor. The exterior is very simple, but is a design that will wear well. The interior detail, while simple and inexpensive, is very neat, the stairway and hall being the main features. See Nos. 27, 143, 194, 222, and others.

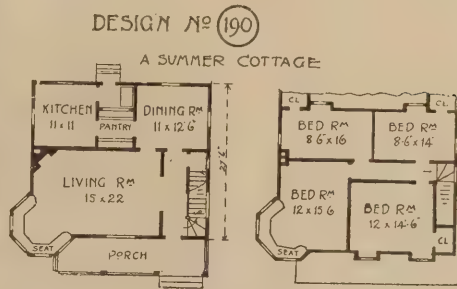
A cellar could be provided at slight additional expense with the stairway to same leading down from the pantry.

The stairway is an attractive feature of the sitting room.

Built on brick piers without plaster or sheathing, would cost about \$700. Finish is of cypress, pine or poplar.

Cost, \$915. Width, 31 feet 6 inches. Depth, 36 feet 6 inches. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 8 inches. Lowest height of Second Story, 6 feet 6 inches.





Design No. 190.

A cozy, attractive and practical summer cottage. No basement and unplastered, designed to dress the lumber showing on the interior and give a coat of shellac. One chimney provides for the fireplace and gives accommodations for the kitchen range. The rooms are fine and large and plenty of them. The unusual accommodation for a summer cottage of a pantry is provided. It could be built for occupancy the year around for slight additional expense, and it would make an admirable plan.

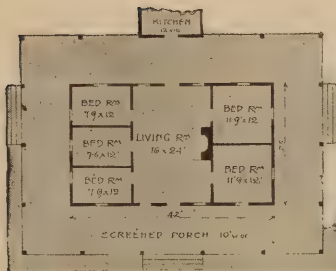
If only a small cellar was required, no plumb-

ing, hardwood finish, etc., the extra expense would not exceed \$150 to \$175.

If a bathroom were desired it could readily be arranged between the two rear bedrooms, thus making of this design a very complete and modern little home.

The simple and inexpensive seats arranged in the tower do much to create a charming interior. Pine or hemlock finish.

Cost, \$650. Width, 31 feet 9 inches. Depth, 27 feet 6 inches. Height of First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches.



Design No. 194.

A perfect summer cottage for the seaside, mountains or lake shore. Splendid ten-foot porch entirely around the cottage all screened in with wire netting. Kitchen separated from the house at the rear by this porch. Five bedrooms provided and a magnificent living room with a generous fire makes this design ideal in every respect. It is intended to give a very unique effect by building the fireplace of boulders with a sloping roof of cut shingles. It was also intended to leave the rooms open right up to the rafters, the bedrooms being merely partitioned off at a height of about ten feet.

The sleeping space might be further increased and a very unique and attractive effect obtained by putting in a second floor, reached by a little stairway in the rear corner of the living room. In this event, leave a large open "well" directly in front of the fire, forming a balcony of the second floor from which to look down on the fire and living room. The bedrooms could be obtained in the gable ends.

Post foundation only. Pine or poplar finish neatly painted.

Cost, \$700. Width, 42 feet. Depth, 25 feet. Height of First Story, 11 feet.

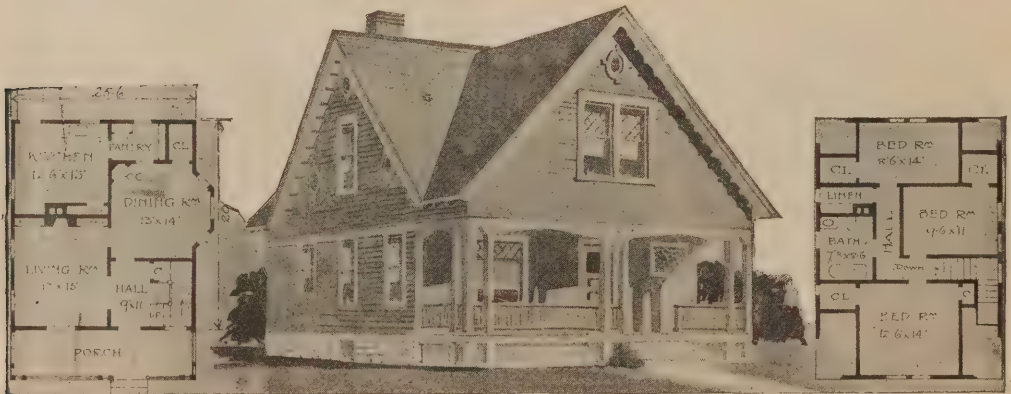


**Design No. 208.**

A cozy cottage especially adapted for a corner lot where the entrance was desired to meet with both streets. Provided with a vestibule for cold weather, large living room, convenient staircase and a cozy "den" on the second floor in the tower that could be fitted up in a most attractive manner, besides three bedrooms, make it quite a spacious house, although only a cottage. One of the unusual luxuries of a cottage is planned in the way of a good sized pantry with shelves and bins. The stairway to the cellar leads from the

pantry. In design No. 136 we have an alteration on a smaller scale of this same style for exterior. The fireplace adds greatly to the comfort of the home. If, however, it were not required, a saving of some \$25 could be made by omitting it. Then, too, a dining room could be made of the bedroom by a little change in the stairway, giving communication through the pantry to the kitchen. Pine or poplar finish painted.

Cost, \$860. Width, 27 feet 6 inches. Depth, 28 feet 6 inches. Height of First Story, 9 feet 4 inches. Second Story, 8 feet. Lowest height of Second Story, 4 feet 6 inches.

**Design No. 210.**

A tasty little cottage which has the little touches in it in the way of a pretty fireplace with ornamental book shelves on either side, a tiny built-in china closet in the dining room, a pretty stairway and fine bathroom, that will make it a tasteful home for the most refined family. No cellar, as same is often dispensed with in the South or California. If one is desired, a stairway could be put in from the pantry where the closet is shown opening into the dining room.

If this plan is desired providing a full basement with cellar stairs leading out of the kitchen next to dining room partition, also an outside cellar entrance, a shed and porch on the rear with the dining room closet, a vestibule making a side or rear entrance from the porch, call for Design No. 210A, cost \$1490. The house is plastered and finished in pine or cypress.

Cost, \$980. Width, 25 feet 6 inches. Depth, 29 feet. Height of First Story, 9 feet 3 inches. Second Story, 8 feet 2 inches. Lowest height Second Story, 5 feet 6 inches.





Design No. 227.

A cozy cottage for the seashore, lakeside or mountain. Large living room with its open fireplace and veranda screened in with wire netting. Kitchen separated by open porch which is wide enough to be used as a dining room, is an especially attractive feature of this design. Bedrooms on second floor are intended only to be partitioned off, no ceiling, same to be open the entire height of the roof. Would make a good plan for an all year round residence by closing in the dining room porch. A shingle treatment of the exterior would give a very pleasing and unique effect as well as being inexpensive, for it would not

be necessary to paint or stain the shingles unless desired. The interior finish of this design is of dressed lumber painted, without plaster. The item of plastering this house would add to the expense about \$110. A cellar could be very easily obtained, access to same being had by running a stairway down under the present staircase. From the balcony on the second story is had a most delightful outlook, access to same being gained by means of a French window from the bedroom. Cypress or pine finish.

Cost, \$815. Width, 30 feet. Depth, 23 feet. Height First Story, 9 feet 6 inches. Second Story, 8 feet. Lowest height Second Story, 5 feet.



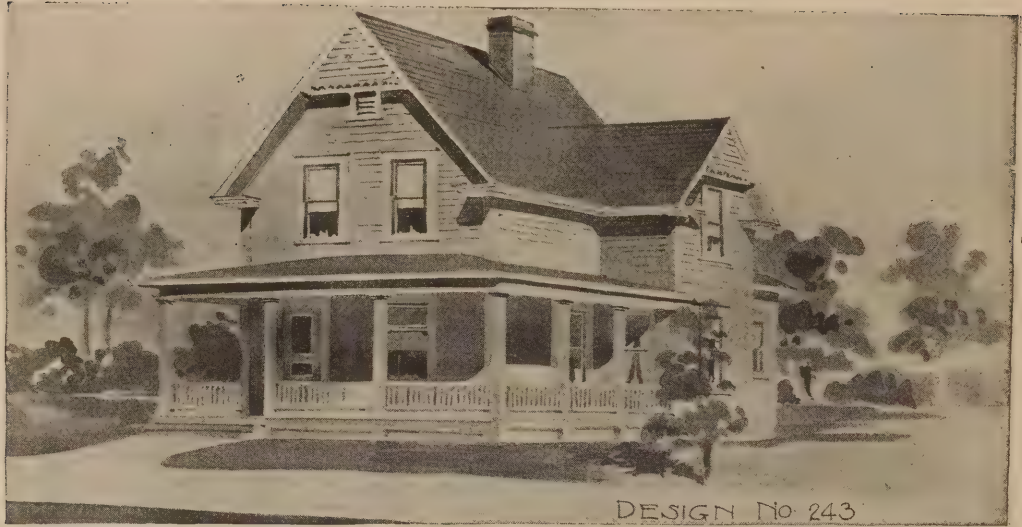
Design No. 238.

A cozy cottage for seaside or mountain. Not intended to be plastered. This same plan would make a very nice little home for occupancy all the year round if built for that purpose. Would cost about \$500. Piazza runs clear around the house, being wide and well covered at front and rear. Quite an addition to the size of this cottage and the ground floor space could be effected by using the present kitchen for a dining room and enclosing the rear porch, making there a kitchen and pantry or instead of a pantry a small bedroom

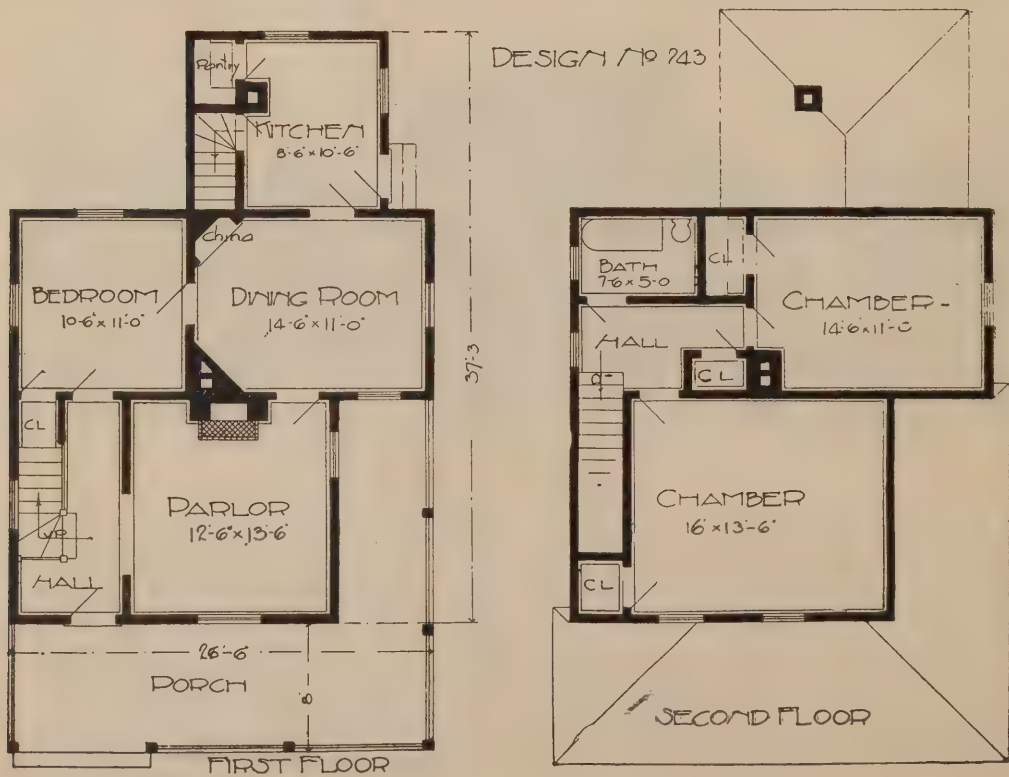
could be secured. These rooms could be made as large as desired by simply extending the L back further. No cellar is planned, a small round cellar 10 to 12 feet in diameter, built of a four inch brick wall, would cost \$25 or \$30 additional, while \$50 would cover the cost of plastering the house. This design has been built at the seashore in New Jersey and on the shores of Lake Minnetonka, giving the best of satisfaction. Pine finish.

Cost, \$310. Width, 17 feet 6 inches. Depth, 22 feet 6 inches. Height First Story, 9 feet 5 inches. Second Story, 8 feet. Lowest height Second Story, 4½ feet.





Cost \$900. Width, 26 ft. 6 in. Depth, 37 ft. 3 in. Height of basement, 7 ft. First story, 9 ft. 5 in. Second story, 8 ft. 5 in





## Design No. 243.

If the building of a home by one who is in good circumstances and who expects to spend from three to ten thousand dollars in his home is a matter of great importance and careful consideration, how very important it is to one who has only the savings of years to the extent of a thousand dollars or so with which to build his new home. To such as these, design No. 243 presents many features of practical interest and availability. In the first place, a Minneapolis contractor agrees to erect this house complete in Minneapolis for a total cost of \$900, and this, as will be noted, includes a hardwood floor in the kitchen. In the second place, the plan of the house shows that a very pretty little reception hall is arranged, a good sized parlor provided with an open fire, a very pleasantly situated dining room with a built-in china closet, a bedroom on the ground floor and a convenient kitchen and pantry. This home would be cozy, convenient and yet spacious enough for anybody.

Not only is all this room provided for on the ground floor, but the second story contains two splendid chambers with ample closets and a bathroom. Then, too, the roof does not cut off the ceiling of the second story rooms in any detrimental manner for the lowest point anywhere is six feet in height, while in the front room only one wall is six feet, the other six foot wall being in the closet.

The basement has a cellar under the dining room and a slight additional expenditure would excavate under the entire house. If funds for this purpose can be spared, it would, by all means, be a desirable thing to do.

Another room on the ground floor could very easily be added back of the bedroom, extending the same depth as the kitchen and the expense of this would be very slight as two walls for this room are already provided.

The mantel piece in the parlor is a very neat, though inexpensive affair. It has a very pretty little shelf ornamented with a row of dentils and a panel in the wood on either side. The staircase has similar treatment and a very nice effect is obtained by the use of four plain square balusters to each tread. This, while inexpensive, is in good taste, and I have often used this form of balusters on quite costly houses. The china closet in the dining room is also a very attractive little feature. It contains a cupboard in the center with shelves on either side and three drawers across the top just under the ledge, while above the ledge is a large open space for the water pitcher over which is another cupboard for dishes. The pantry fixtures are also quite complete, providing shelves for dishes, bins for flour, etc. A lavatory in the bath room could also be added if desired.

## Design No. 256.

A cottage is for me, the most interesting study. The difficulty of incorporating all possible desirable features and preserving the cost within a \$1,000 is at once evident. The closest study and ingenuity are necessary in order to accomplish this result. In design No. 256 we certainly have a reasonably successful solution of the problem.

The reception room is perhaps the main feature of the interior, with its pretty staircase across the rear end and the low couch built in at the other end, making the two main features of the room. Of course, the vestibule need not be built in, in a climate where the severities of the weather in the winter do not make it necessary.

The bedroom on the ground floor can, of course, be used as a parlor if desired, and it connects very nicely with the living hall and dining room by means of wide archways intended to be curtained. The dining room has a very pretty little china closet built in one corner, making this room symmetrical, and thus adding to its appearance, especially when decorated.

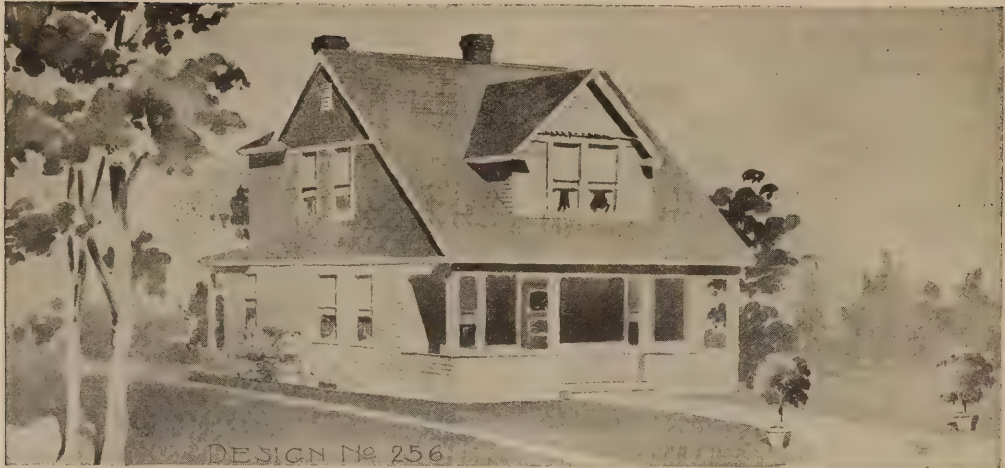
The kitchen is very conveniently located with reference to the living part of the house and the dining room as well. It is also provided with a very complete little pantry and a sink with a good-sized drip board.

On the second floor we have the utmost economy of space effected, and three very nice rooms provided. The store room can, of course, be used for a bathroom if desired. One large heater in the living room would, I think, come very near heating this house entirely. Surely with a stove in the dining room, the pipe of which passes through the bedroom above and the living room stove providing for the front bed chamber in the same manner the work would be done very satisfactorily.

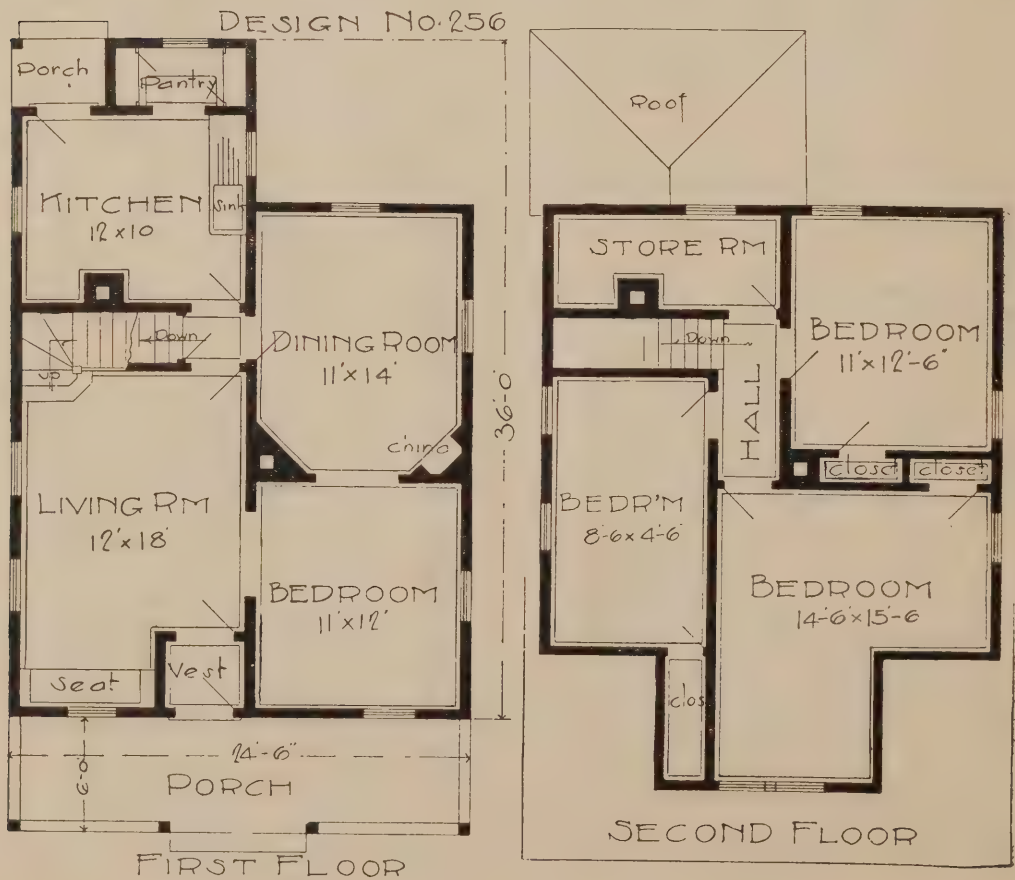
The finish would be cypress, pine or poplar, painted throughout, though, of course, hardwood floors and finish can be added as the length of the purse would allow. It is intended to use siding on the outside for the first story and shingles in the gables and for the second story. These can be left natural (if cedar or cypress be used) with very good effect and a little saving effected in the painting.

There is a very fair cellar provided, being half-circular in form, about fifteen feet in diameter, the balance of the foundation being unexcavated. If another room were desired it could be obtained by carrying up the kitchen portion to full height. The lowest point in any room on the second floor is six feet. The contractor who has filed his bid for this house thinks he can build it for \$775, but makes it \$910 for safety. On general principles it is better to be "sure than sorry." The cost can be reduced in localities where labor and materials are cheap.

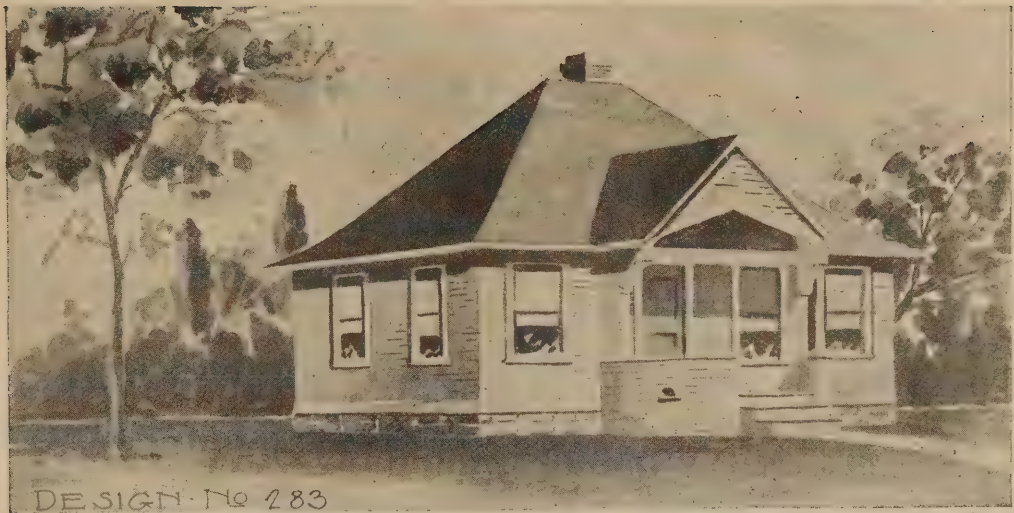




Cost, \$810. Width, 24 ft. 6 in. Depth, 36 ft. Small Cellar. First Story, 9 ft. 3 in. Second Story, 8 ft. 3 in.







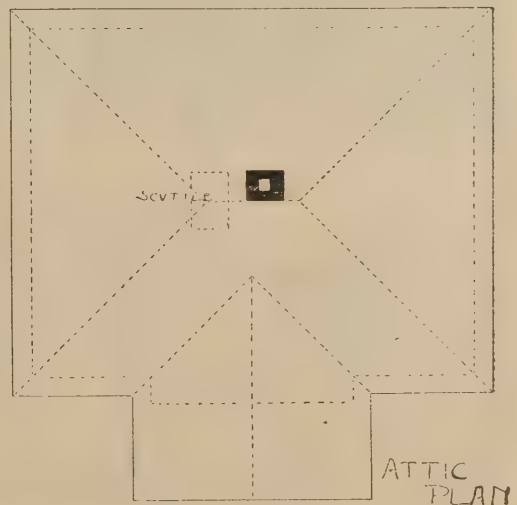
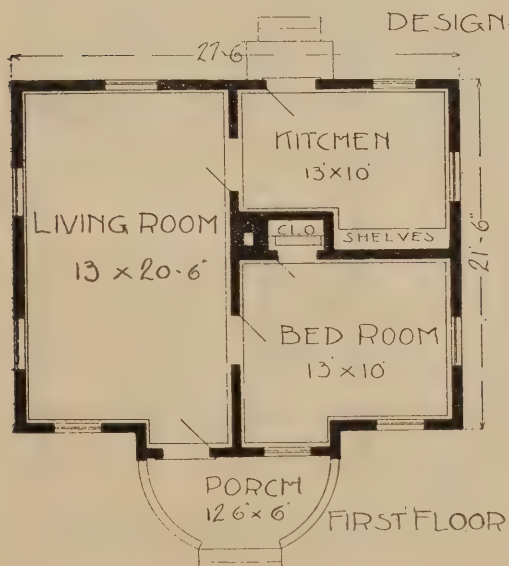
Design No. 283.

The great problem with "bungalows" and low cost little cottage homes is to get sufficient space for the absolute living requirements, at the very minimum amount of expenditure and still preserve the graceful lines and proper proportions of an attractive exterior.

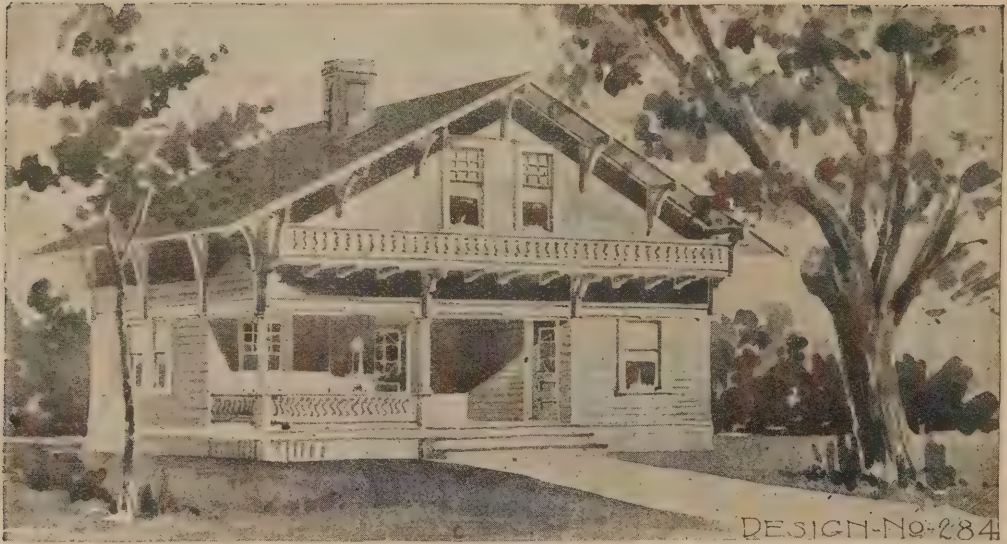
The large living room makes an ample apartment for all practical phases of house-keeping, especially in connection with the kitchen. A modification of this design can easily be effected, were such a cottage desired for permanent occupancy, by dividing the main living room into two rooms, making of each a bedroom and making the

present bedroom a living room, cutting a door through into the kitchen. This would give two bedrooms instead of one and on some accounts would be a better arrangement. They could connect if desired or the front room could be entered from the living room and the rear bedroom from the kitchen. Then by raising the roof a little and putting in a little stairway at the rear, one or two rooms could be obtained in the attic. No basement or cellar is provided as this is really a large "bungalow." No plastering.

Cost, \$390. Width, 27 feet 6 inches. Depth, 21 feet 6 inches. Height of First Story, 10 feet.







### Design No. 284.

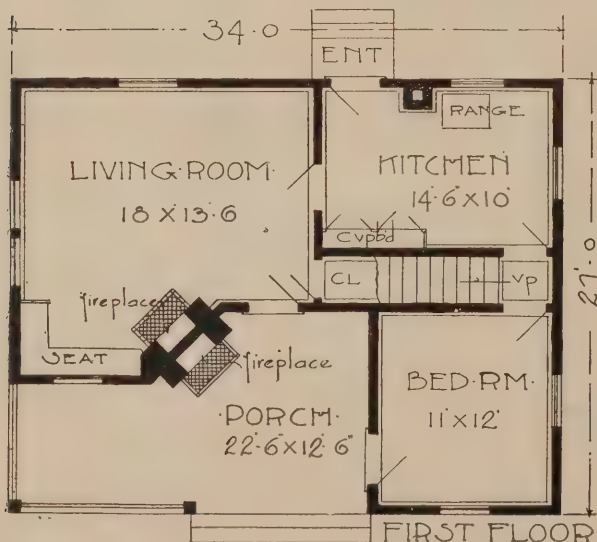
A Swiss "chalet" makes an ideal motive for a "bungalow" or a summer cottage. The plan is an odd one and that is a large part of the charm of these quaint summer cottages. It can, of course, be changed in the minor details and made a very practical home for occupancy the year round.

An open fireplace facing into the porch and the living room is one of the main features of this design, the idea being to screen in the porch. A slight saving could be effected by omitting the balcony but care should be used in the elimination of the details of any design that the effect is not entirely destroyed or at least lost in a measure,

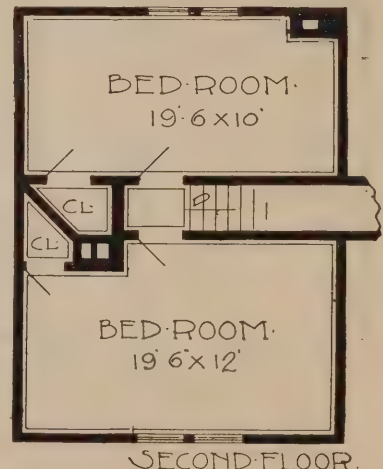
for it is the perfection of detail that makes the successful home.

No basement is included nor plastering, the house simply stands on a post foundation and the fireplace would be rough common brick of very simple form. Of course if a different plan were desired, the porch could be added on the front and the living room used for two bedrooms, using the present bedroom, somewhat enlarged as a living room.

Cost, \$430. Width, 34 feet. Depth, 27 feet. Height of First Story, 9 feet 6 inches. Second Story, 8 feet. Lowest height, 6 feet.



DESIGN-NO. 284







Anything more inviting than the pretty summer cottage here illustrated it would be hard to find. The Swiss Chalet motif followed in this plan is admirably suited to its environment on the picturesque shores of Star Lake in New York state. The picture shows the charmingly irregular shores heavily wooded with cedar and spruce trees, besprinkled with villas and cottages, and our own Chalet nestling among its firs and larches on the point in the foreground. Everything is quaint and unusual; from the balcony stretching quite across the front facade under the

wide bracketed eaves, to the broad brick chimney breast of the living room, with its high, quaintly dentiled shelf. A truly novel feature is the fireplace on the enclosed portion of the porch, and most comfortable does the occupant of the rush-bottomed rocker beside it appear to be, enjoying the charm of the fire and of the outdoor view at one and the same time.

The other pictures of the cottage bring into view the rustic stairs and approach down to the water's edge, with the waiting boat drawn up. Truly a fair setting for such a gem of a summer cottage.



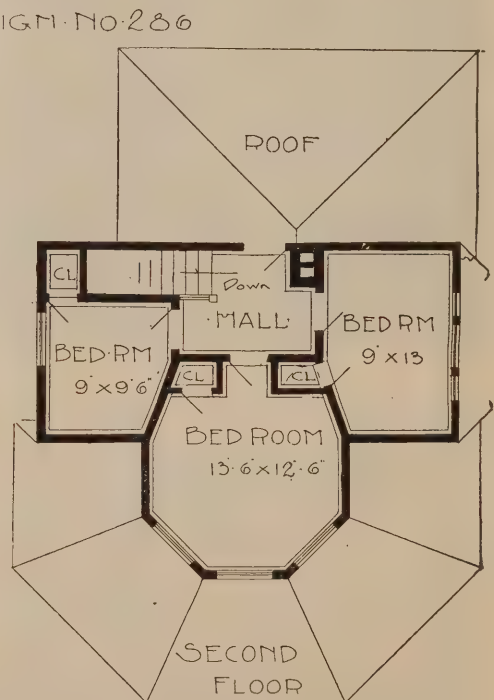
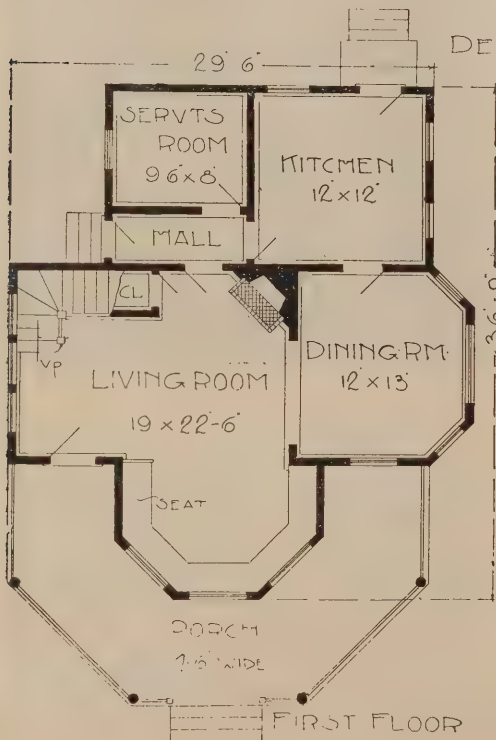
**Design No. 286.**

The perspective shows a foundation wall but this is not included in the estimate, it being intended to build the house on brick piers only, which is all that is necessary for a summer cottage. To put the house on a foundation wall as shown in the picture would increase the cost about \$75.00.

By carrying up the rear portion of the house two stories, two extra bedrooms could be obtained.

The exterior treatment of this house, while simple, is very attractive especially the porch. Siding would be used for the first story and sheathing or shingles for the second. The finish would be of dressed lumber finished with a coat of shellac.

Cost, \$700. Width, 29 feet 6 inches. Depth, 36 feet. Height of First Story, 9 feet 6 inches. Second Story, 8 feet 3 inches. Lowest point, Second Story, 7 feet.





### Design No. 292.

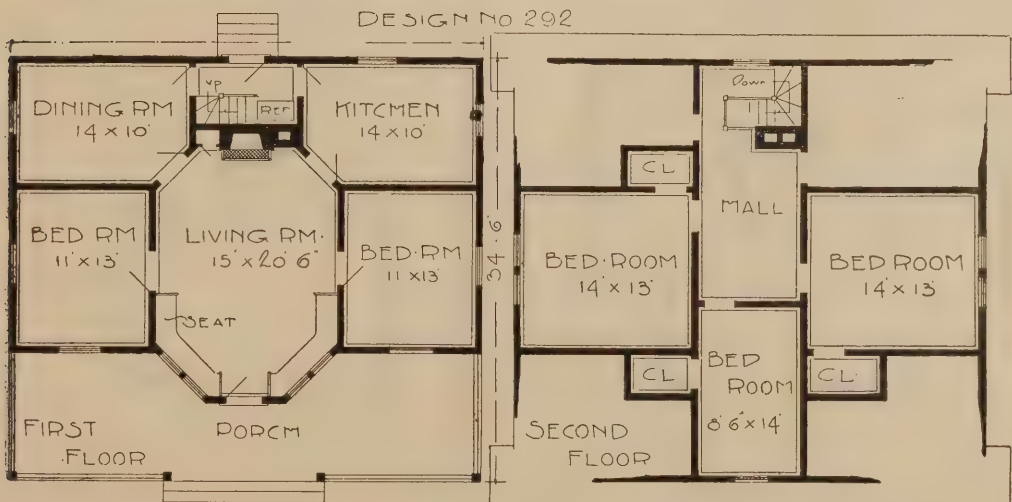
Quite a spacious design for a summer "bungalow" or cottage is offered in Design No. 292. The arrangement of the rooms is unique and one which has many advantages. The fireplace at the opposite end of the living room as one enters would make a very pretty feature in this odd shaped room. The generous seats with outlook through the wide windows on the front of the house, which would of course be the pleasantest view over either water or woodland, would make this a delightful lounging place, the open fireplace being in full view.

A great many families would prefer to use the room marked dining room as an additional bed-

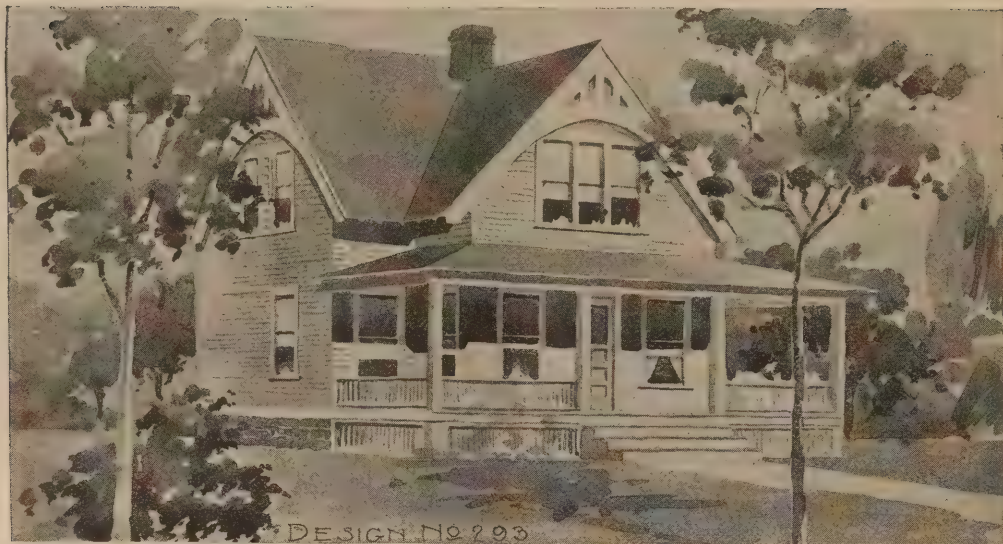
room. In case of an overflow of guests, three very fair bedrooms are obtained in the attic besides storage space.

This cottage would be unplastered and there would be no basement or cellar. It is intended to simply dress the lumber for the inside finish. It is also intended to use siding for the exterior, though shingles would give a very pretty effect. The use of shingles, however, would necessitate first sheathing the walls with boards to get a nailing surface.

Cost, \$600. Width, 39 feet. Depth, 34 feet 6 inches. Height of First Story, 9 feet 6 inches. Second Story, 8 feet. Lowest height Second Story, 5 feet 6 inches.







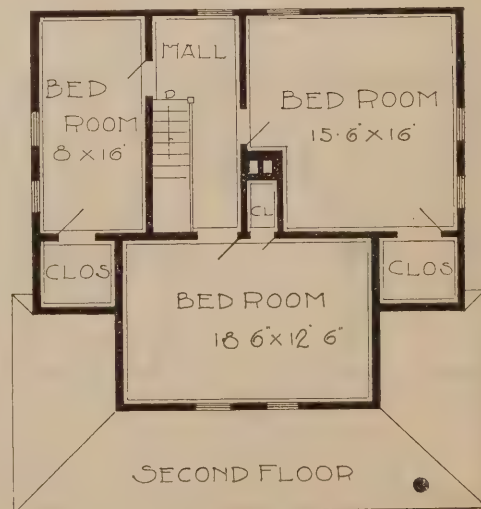
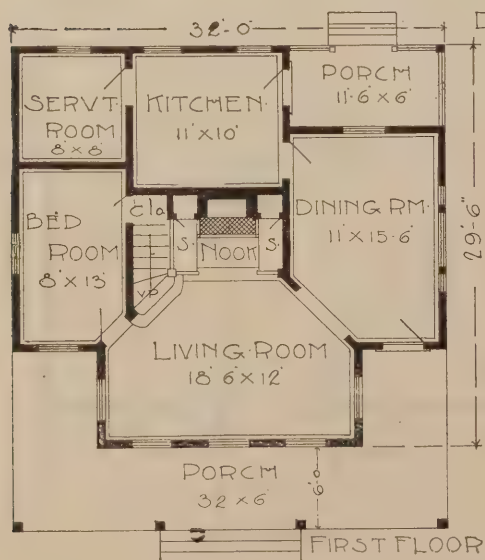
Design No. 293.

Design No. 293 is a very economical cottage to build. On the exterior the treatment would be of siding, both first and second stories. The exterior shows a foundation wall which is not included in the estimate. This would increase the cost in this city between \$75 and \$100.

On the first floor is one bedroom and a servant's room. Having a bedroom on the first floor is a great convenience, and is very desirable for an

invalid. The finish on the interior of the house would be of dressed lumber, there being no plastering. If it were desired to build this house for all the year round occupancy, including a small cellar, sheathing, plastering, etc., the house could be built in this city for \$1000.

Cost, \$600. Width, 32 feet. Depth, 29 feet 6 inches. Height of First Story, 9 feet 6 inches. Second Story, 8 feet 6 inches. Lowest point of Second Story, 5 feet.





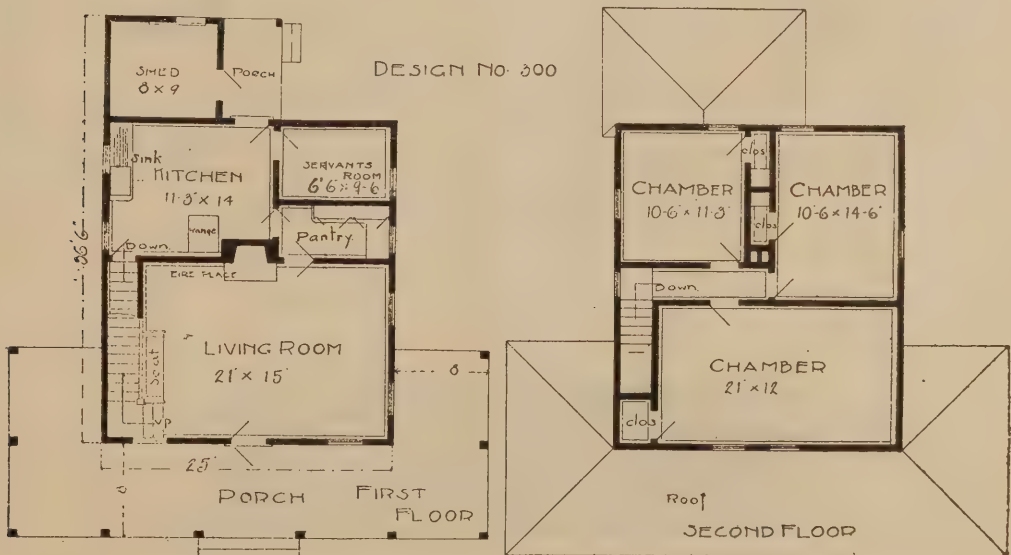
### Design No. 300.

Planned and designed especially for a summer cottage, there being no plaster, as the house is intended to be finish with dressed lumber, painted. Or, if desired, the finish could be left natural. The expense would be somewhat more if this were done.

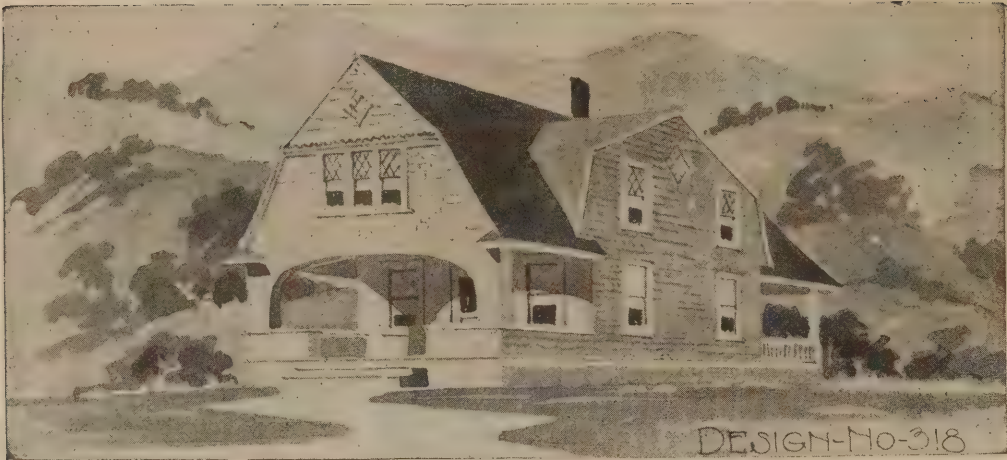
One of the desirable features of this cottage is the pantry, which contains enclosed shelves, flour bins, drawers and cupboards. There is also a sink in the kitchen, and quite a sum could be saved if only open shelves were desired in the pantry.

The large living room contains a fireplace of red pressed brick. At one end of the room is the stairway and a cozy seat which has a hinged top, thus making a receptacle for rubbers, umbrellas, etc. A good sized cellar is provided. This would make an admirable plan of a house for winter occupancy, the additional cost to build as such being about \$200. The spacious porch will be found a great comfort. Finish is cypress, pine or poplar.

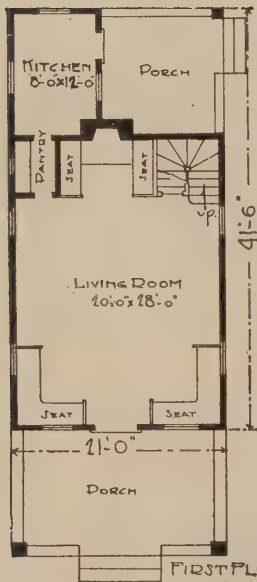
Cost, \$700. Width, 25 feet. Depth, 36 feet 6 inches. Height of Cellar, 6 feet 6 inches. First Story, 9 feet 6 inches. Second Story, 9 feet. Lowest height Second Story, 6 feet 6 inches.







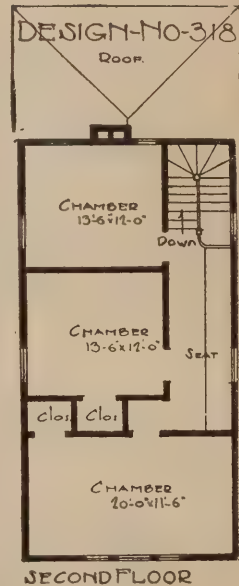
Design No. 318.



The increasing tendency of our people toward country life and outdoor sports, is frequently made the subject of comment by the observers and writers of the day. It is a hopeful and encouraging sign, this return to the love of woods and fields, and shows itself in many ways, and in this ideal Bungalow we have a design worthy of special notice. The immense living room, which is used as the dining room as well, is the main feature of this picturesque mountain cottage. The fireplace which is built of boulders, with the seats at either side, forms an attractive ingle-nook, and the seats at the other end of the room, make it a delightful room indeed. The porch is also a unique feature, being 12 feet wide and extending the entire width of the cottage. The large arch opening gives a very pleasing effect as one approaches the house.

On the second floor are three good sized chambers, and in the hall is a seat. A pantry and small cellar are provided. Finish is dressed lumber painted.

Cost, \$350. Width, 21 feet. Depth, 41 feet 6 inches. Height First Story, 9 feet 6 inches. Second Story, 9 feet. The corners of the front and rear chambers are cut into a little by the eaves of the roof.





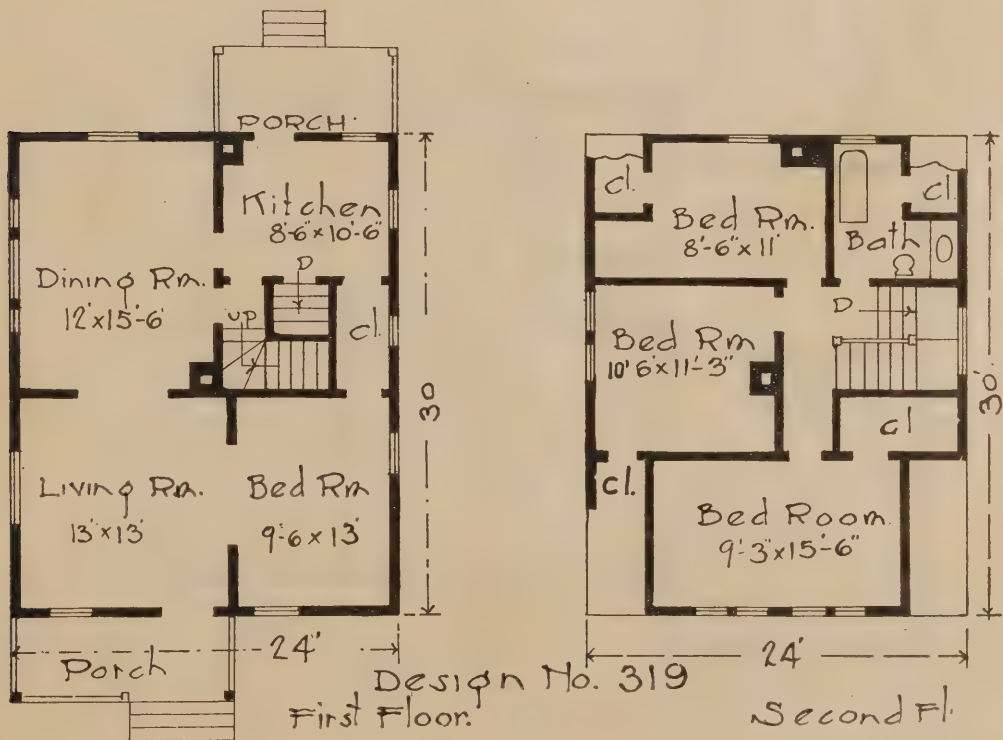
Design No. 319.

This is a very complete modern little home designed for a 30 or 40 foot lot. The house being only 24 feet in width it will go nicely on a 30 foot lot.

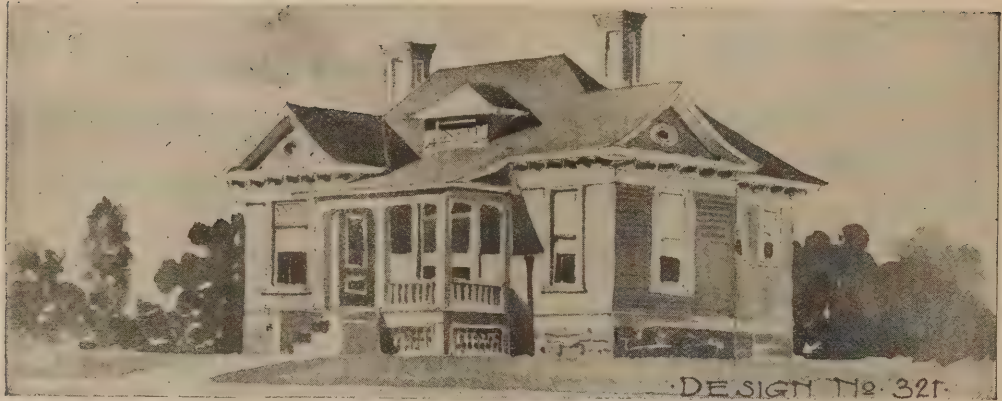
The effect upon entering the living room is that of quite a spacious house, as the bedroom and dining room are connected with the living room by large cased openings, which make the rooms open up together well. One of the desirable

features of this house is the closet provided for each bedroom; another, the bathroom, which is conveniently located, and makes the second story complete. A fireplace could be easily arranged in the living room, were it desired. A small cellar only is provided. Finish is of cypress, pine & poplar, painted.

Cost, \$985. Width, 24 feet. Depth, 30 feet. Height, First Story, 9 feet. Second Story, 8 feet 3 inches. Lower height Second Story, 6 feet.





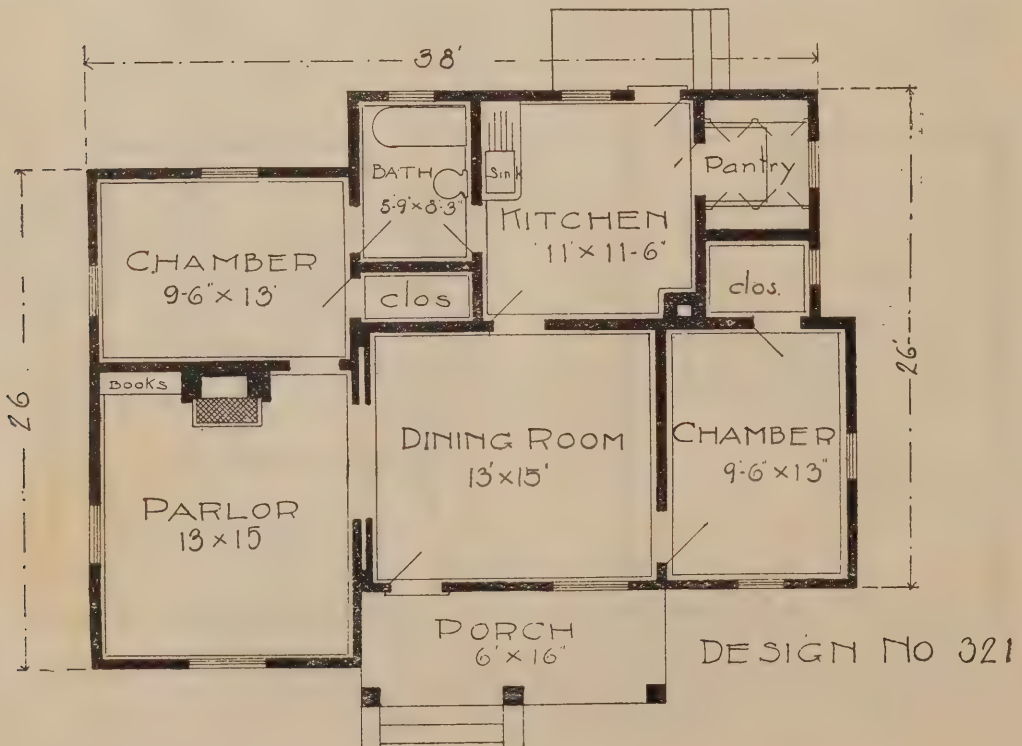


### Design No. 321.

A cozy little home all on one floor is the subject of this design. As you enter the dining room to your left is the parlor with an open fire, and at one side is a pretty bookcase, forming a pleasing view. Two chambers with large closets are provided; also a bathroom. Notice how the plumbing is concentrated, thus saving the expense of extra piping. Off the kitchen is a good sized pantry fitted with all modern conveniences. If the fireplace were not required, a saving of

\$25 could be effected, which would nearly cover the cost of a small cellar, the stairway to same taking the place of the closet next the bathroom. One room could be obtained in the attic by increasing the pitch of the roof and a stairway easily arranged. The exterior is of siding. Shingles could be substituted and with very good effect. Finish, cypress, pine or poplar.

Cost, \$900. Width, 40 feet. Depth, 30 feet. No Cellar. Height of First Story, 9 feet 6 inches.





Design No. 367.

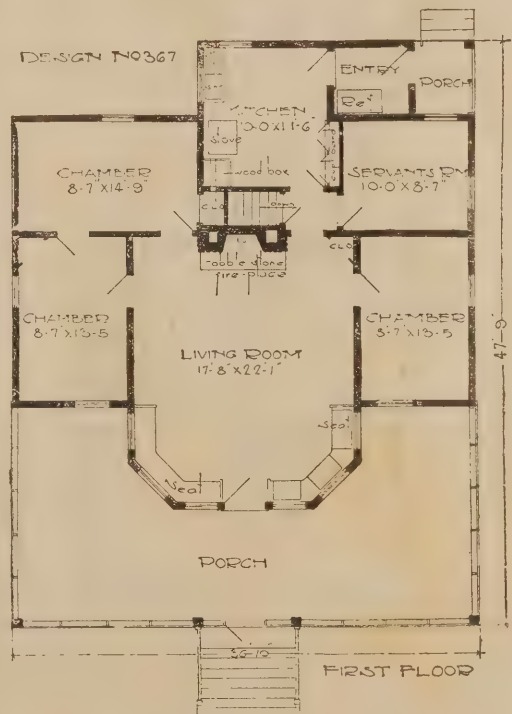
This mountain or lake bungalow, first designed for Lake Minnetonka, makes an exceedingly picturesque cottage, as well as one most conveniently arranged. The spacious porch and immense living room are the main features of the cottage. This living room will not be found too large, for the entire family will congregate here. The room is made very homelike and attractive by the box seats, which have hinged lids, and the rustic fireplace of cobble stone. The remaining rooms are so arranged that household labor is reduced to a minimum. The kitchen is provided with a pantry cupboard having enclosed shelves, drawers, etc., and a refrigerator entry adds much to the convenience.

Another feature is the cellar which, on account of house being designed for a sloping lot, is obtained at very slight additional expense. It is intended to merely scoop out what is necessary under the center of the house, leaving simply earth banks for the cellar walls. This is all that is really required for a summer cottage, though a few dollars would cover the item of cementing the walls and floor. The front and rear porches are screened in, and window and door screens are also provided. The two front chambers have casement windows opening onto the porch. The finish is entirely of pine or poplar with pine floors. All exposed lumber is dressed. No plaster. Board partitions. The house rests on brick courses and wood posts with stone footings. Chimney is built with ash pit and fireplace dump.

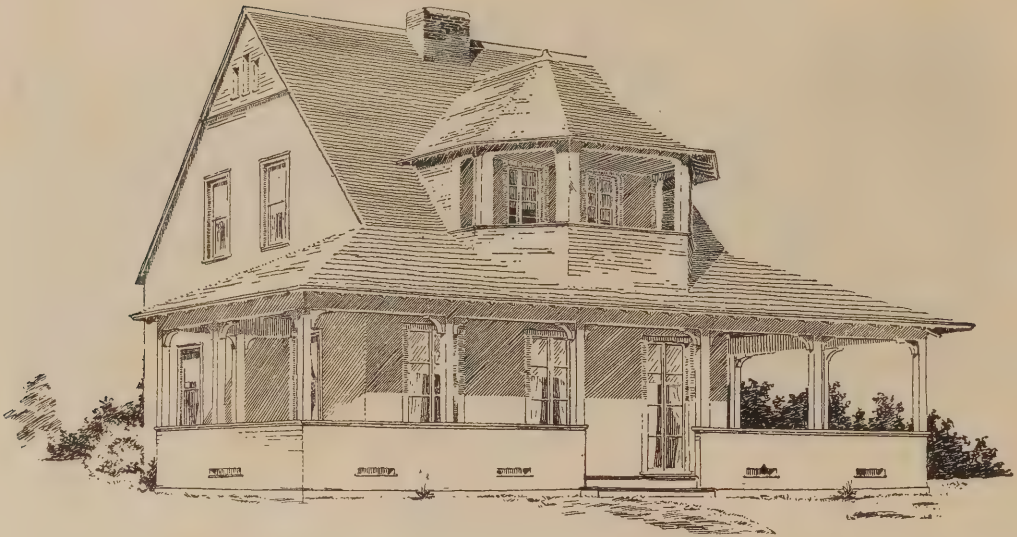
By changing the roof a little, getting more pitch to it and putting in a stairway, one or two chambers could be obtained on the second floor. A double gate is provided to the portion under

the porch, and this space can be used for storing fishing or boat tackle, lawn and garden tools or fuel.

Cost, \$700. Width, 36 feet 10 inches. Depth, including porch, 47 feet 9 inches. Height of cellar, 6 feet 6 inches. First story, 9 feet 6 inches except living room, which is 14 feet 6 inches.





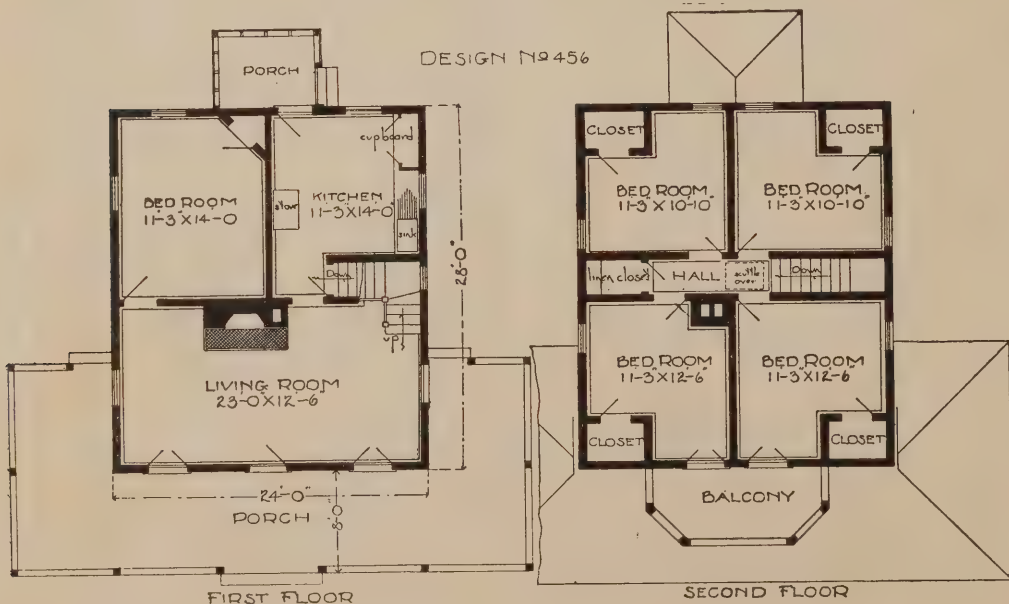


Design No. 456.

The requirement of sleeping accommodations for a large number is here fully met. This is almost essential in a desirable summer cottage. Here we have four chambers on the second floor, each provided with a good-sized closet, and on the ground floor one sleeping room is arranged. This last may be used as a dining room, were one desired, by omitting the closet and cutting a door through to the kitchen. In the kitchen are cupboards for the accommodation of dishes. If the house were built for all the year round occupancy and a cellar or full basement provided, the cellar stair would go down under the main staircase where the closet is now shown.

The living room is made very pleasant by the red pressed brick fireplace. The chimney also of red pressed brick shows in the room to the ceiling, giving to it a note of color and warmth which will be found very acceptable on rainy or cool fall days. The simple open staircase ascends directly from this room to the second story. The windows of the living room which look into the porch are casement windows and answer a double purpose. The porch is of ample size to meet all ordinary requirements.

Cost, \$700. Width, 24 feet. Depth, 28 feet. Height of first story, 9 feet 5 inches. Second story, 8 feet 3 inches. Lowest height second story, 6 feet 8 inches.





Design No. 466.

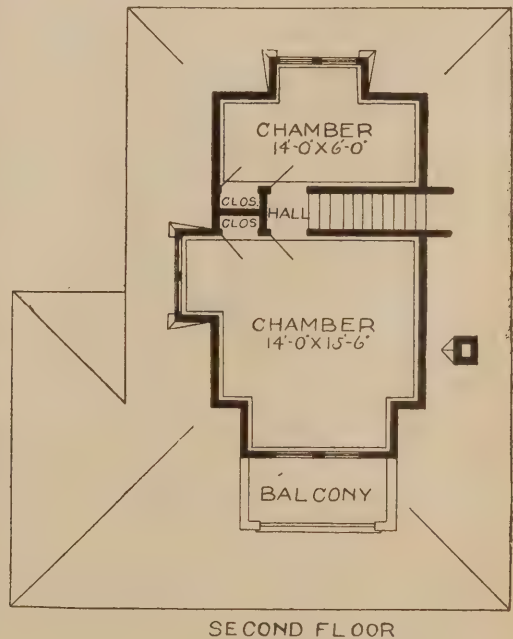
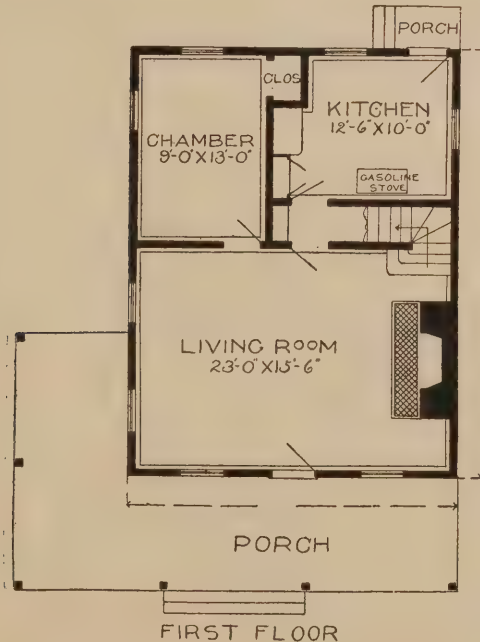
A simple five room summer cottage to meet a modest purse is the subject of No. 466. Economy has been carefully studied here and very satisfactory results obtained for a small amount. The almost unavoidable requirement in a summer cottage of ample porch room is fully met.

At one end of the living room a feature has been made of the cobble stone fireplace. The stone work extends from floor to ceiling and above the shelf is a recess where bric-a-brac may be placed with charming effect. To the left of the fireplace the stairway ascends to the second story.

But one chimney is provided by the plan, as it was intended to use a gasoline stove. Were one desired, however, it could be readily arranged. Cupboards are built in the kitchen for the storage of dishes and a china case is provided in the passageway between kitchen and living room. The ground floor chamber, by taking out the closet, would answer very nicely as a dining room, were one desired. Two chambers with closets are provided on the second floor.

Cost, \$600. Width, 23 feet. Depth, 30 feet. Height of first story, 10 feet 2 inches. Second story, 8 feet. Lowest height of second story, 4 feet 6 inches.

DESIGN NO 466.





**A Golf Club House Design, But an Admirable  
Design for a Private Cottage.**



**Design No. 475**

An inexpensive golf club house is here presented. Its treatment is very simple and yet inviting and restful to the eye.

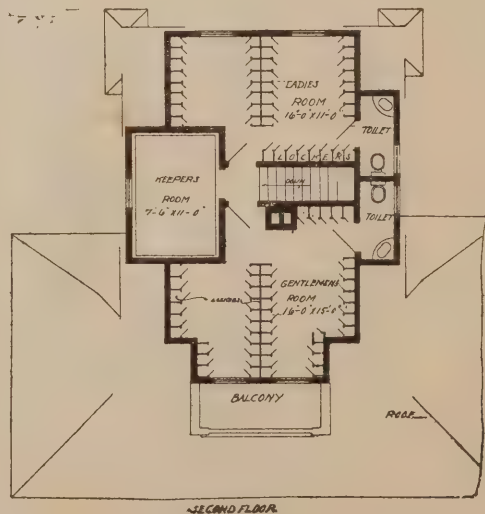
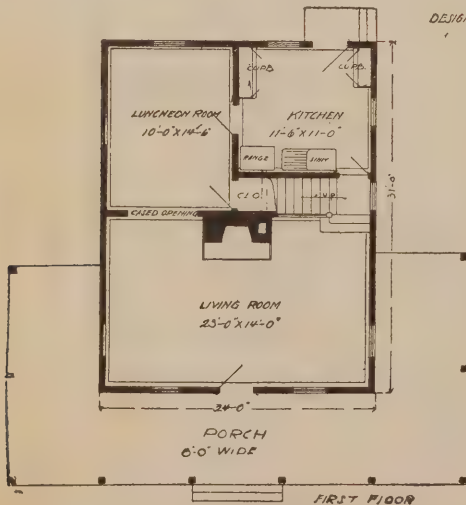
The main feature of the exterior is the porch, which extends on three sides of the building.

Upon entering the club room directly in front is the fireplace of cobble stone work, giving the rustic effect so desirable in a room for this use. A simple open stairway ascends from the right to the second floor. To the left is a cased opening, through which access to the luncheon room is obtained. The kitchen is amply provided with

cupboards and from it two steps lead to the main stair landing. On the second floor are the keeper's, ladies', gentlemen's and toilet rooms. In the ladies' and gentlemen's rooms lockers are provided for the use of club members.

This plan is adaptable to almost any club use, or as a summer cottage for private parties, and for the amount invested gives exceedingly good results. It can, of course, be elaborated to advantage by putting in nice woods, paneled wainscoting, etc., if funds are sufficient to cover.

Cost, \$850. Width, 24 feet. Depth, 31 feet. Height of first story, 9 feet 2 inches. Second story, 8 feet.





Design No. 476.

In this little cottage home we have considerable room for a very small expenditure, the first floor giving us, in addition to two chambers, a nice living room and kitchen with pantry and entry-way for the refrigerator. Between the two chambers is the bathroom, access to which is gained from the kitchen by means of a little back hall.

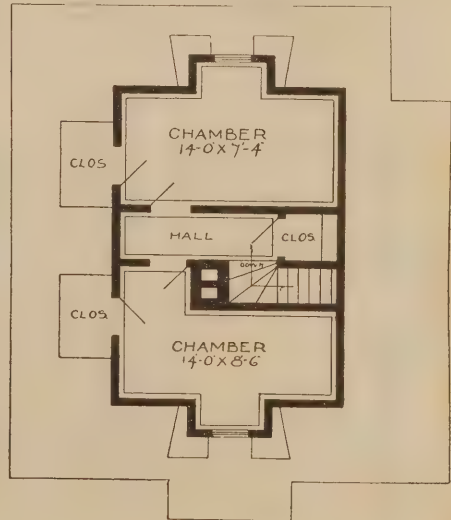
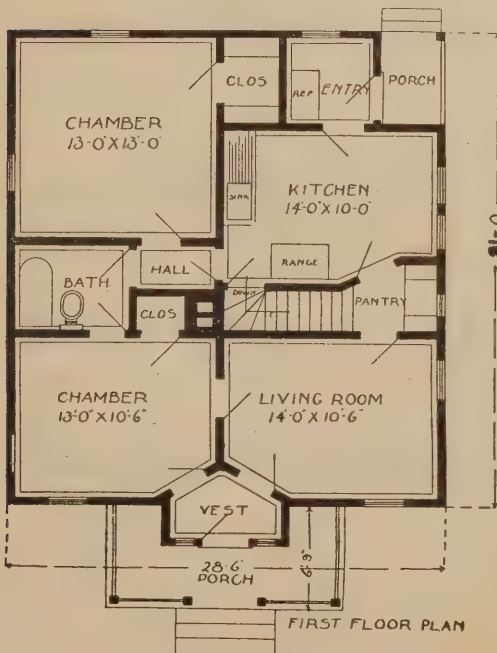
The front entrance is very simple, though small, and the vestibule is a very desirable feature. It has not infringed to any extent on the rooms. There is a fair sized cellar and a full basement could be built if it were desired. In the attic two

cozy little rooms are obtained, which will do very nicely for children.

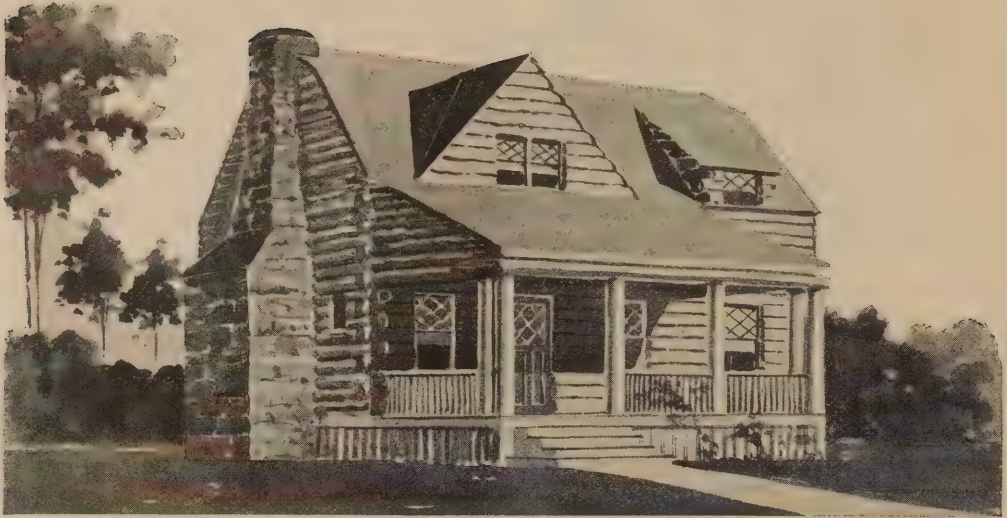
The finish of the house is of pine or poplar. The height of the cellar is six feet six inches, the first story nine feet six inches and the second story seven feet six inches. A little furnace could be installed to heat the house for about eighty or eighty-five dollars. This would, however, necessitate making the cellar a little larger than it now is. Omitting the plumbing would save about \$150.

Cost, \$850. Width, 28 feet 6 inches. Depth, 31 feet. Height of Cellar, 6 feet 6 inches. First Story, 9 feet 6 inches.

DESIGN NO 476







Design No. 510.

In the accompanying illustration is shown what can be accomplished in the way of a very picturesque cottage built of logs. Another unique feature is the huge fireplace and chimney, built almost entirely on the outside of the house and out of cobblestone. Connected with this feature is the open well or balcony hall of the second story. Any one in the hall can see the fireplace by looking through the well, around which is a pole railing. Poles are also used for the stair and porch rails, giving a very rustic effect.

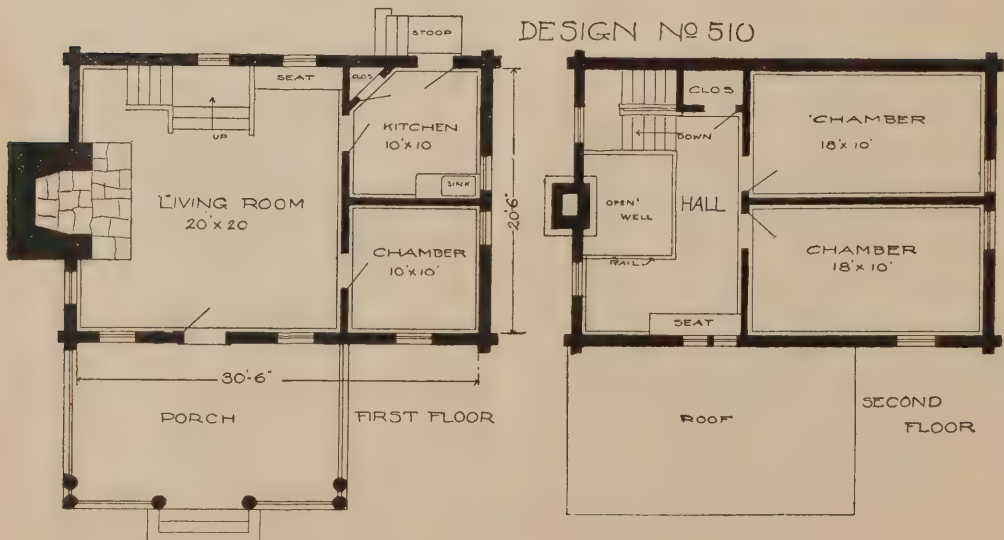
The poles provide a tile pipe for the kitchen

stove. The kitchen is also provided with a sink and a drain to waste onto the yard. Under the sink drip board are drawers and a cupboard for utensils.

If another bed chamber were desired the present kitchen could be used as one and a kitchen built on to the rear of the living room, or a part of the space used by the second story hall and well could be made into a chamber.

Interior finish is of dressed lumber.

Cost, \$600. Total width, 36 feet 9 inches. Total depth, including front porch, 34 feet 6 inches. Height of first story, 9 feet 6 inches. Height of second story, 9 feet.





Design No. 535.

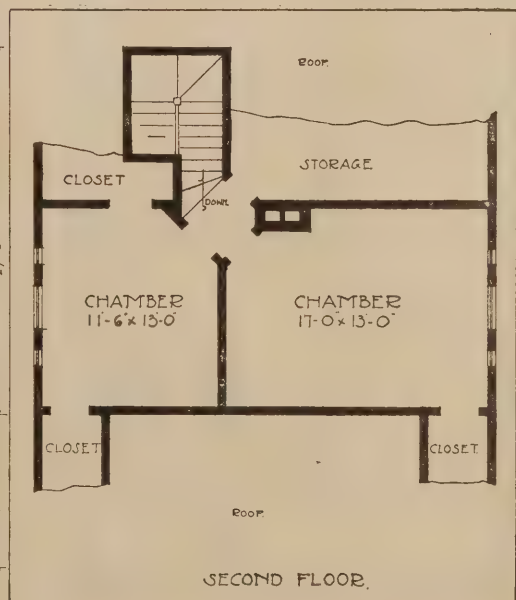
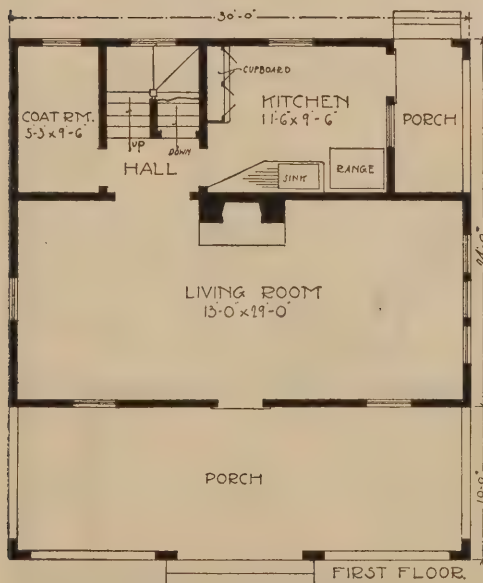
As this cottage was proportioned to its owners' needs as well as their purses, the rooms are few, but large and airy. The great large room nearly thirty feet long is an ideal living room and serves the purpose of both a sitting and dining room. The fireplace is of rough field stone, broken so as to show the varied coloring and glistening quartz formations, as it is in the center of the house, the one chimney serves for both fireplace and kitchen stove.

The rear of the house is taken up by a coat or storage room, next to which is the stairway, here, too, the cellar stair goes down under the main stairway. Then there is a good-sized kitchen

with the conveniences of a sink and cupboard which has enclosed shelves, drawers and flour bins on rollers.

The outside finish of the first story is of ten-inch drop siding with the rough surface on the outside for staining. The inside finish is all of dressed lumber. The cellar is under the rear part of the house. Quite a saving could be made if the cellar were omitted. If a bathroom were wanted, the space used for storage could be turned into a first rate bathroom.

Cost, \$490. Width, 30 feet. Depth, 24 feet. Height of first story, 9 feet 7 inches. Second story rooms go clear to the roof, a height of 13 feet.







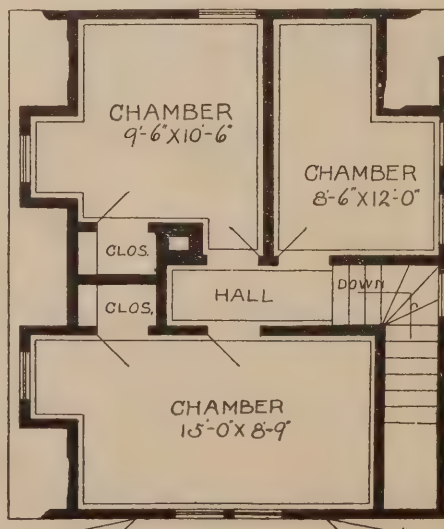
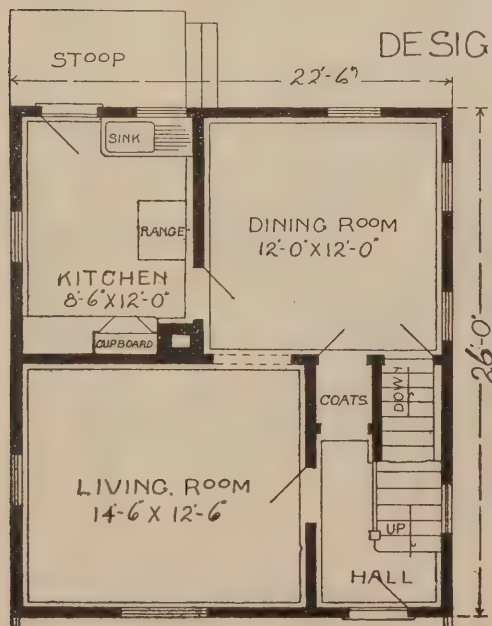
Design No. 562.

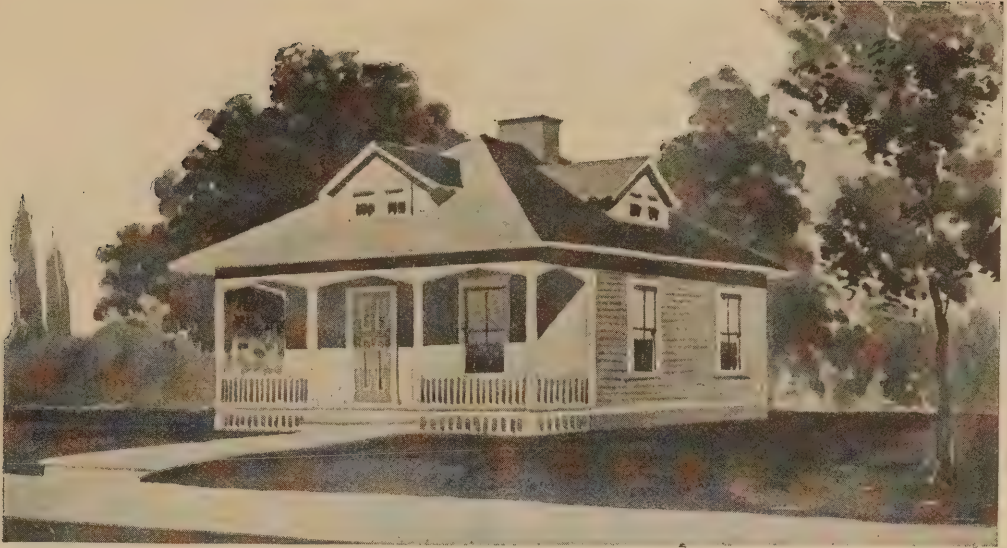
A cozy little six room home, which contains a full basement with cement floor and outside cellar entrance. The walls of the house are sheathed, papered and sided or shingled on the outside and plastered on the inside, double floors on both floors. The cupboard in the kitchen has drawers, flour bins on rollers and enclosed shelves. A place is provided to hang coats in the passage from the dining room to the hall.

If heating by a little hot air furnace were desired, with ventilating system, this would add

about \$100 to the cost, and if a bath room were wanted the same could be obtained by building a gable on the opposite side of the house than that shown. The gable would give the side windows on the front and rear chambers and with the space of the two closets make a bath room. Closets would have to be taken off the rooms elsewhere. The plumbing would add about \$175 to the cost, making a total of \$1,000 for a modern cottage. A small cellar would save about \$90. Finish pine or poplar.

Cost, \$815. Width, 22 feet 6 inches. Depth, 26 feet. Height of basement, 7 feet. First floor, 9 feet 5 inches. Second floor, 8 feet 3 inches.





Design No. 563.

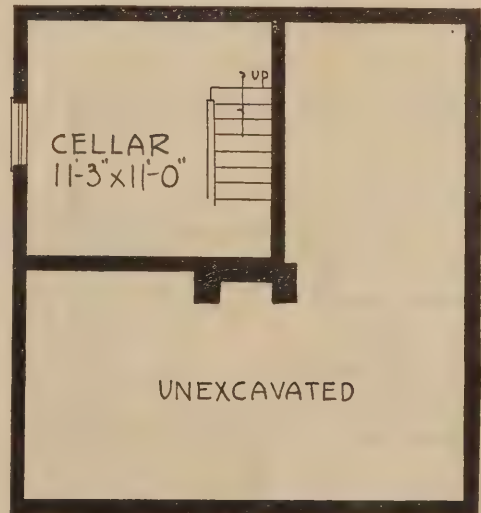
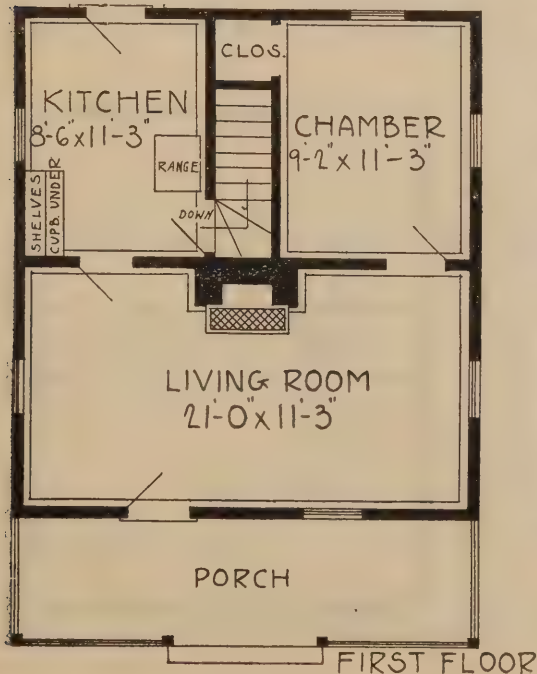
This cozy little three-room cottage first built at Lake Harriet makes an ideal home for two people. There is a good-sized cellar and the house sets on a foundation wall. The one large living room extends clear across the front and is used as both a dining room and living room. The room could, of course, be divided into two rooms, one for a parlor and the other for a dining room. The fireplace is of red brick facings and hearth.

By increasing the pitch of the roof a small chamber could be obtained in the attic and a stairway to it built in over the cellar stair. Only

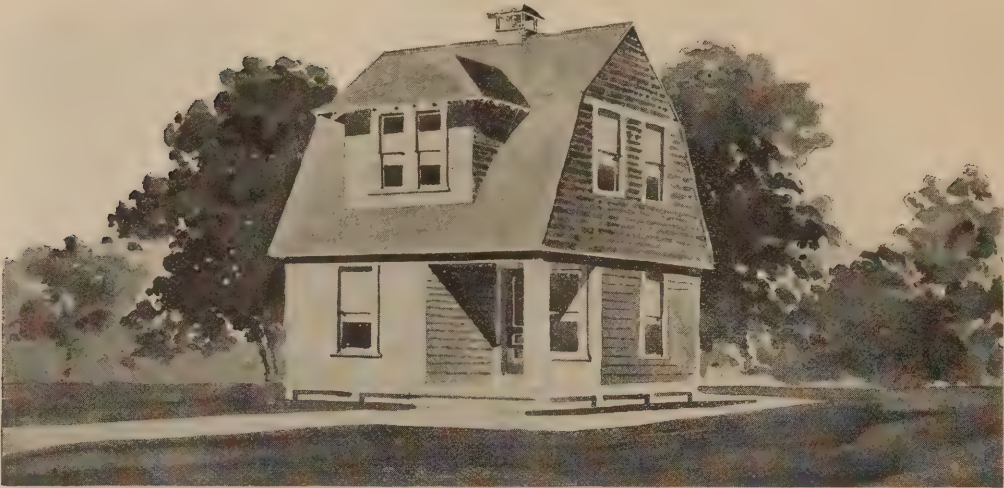
a scuttle is now provided to the attic where there is good storage space. Another change easily made would be to build on a kitchen in the rear and use the present kitchen as a dining room.

The kitchen is provided with a cupboard which has shelves, drawers, flour bin, etc., double floors on first story. House is plastered. Outside walls are sheathed, papered and sided. If built strictly as a summer cottage on a post foundation without cellar, plastering, sheathing, etc., could be built for about \$250.

Cost, \$400. Width, 22 feet. Depth, 24 feet. Height of cellar, 6 feet. First story, 9 feet 7 inches.







Design No. 568.

This is in reality more of a summer cottage than one would at first think for. Of course, one cannot expect a mansion of a cottage that is only 18x22 feet on the ground—many single rooms are larger than that. The living room is, of course, intended to be used for both a sitting room and dining room. In the rear alcove is intended to be a little gasoline stove, some shelves and a table, and this place used for the preparation of the simple meals.

The front alcove can be used as a little cham-

ber or cozy corner; fitted up as a nook, it would make a pretty addition to the living room. Closets are provided for the two chambers on the second floor and under the stairs on the first floor.

If desired, a lean-to kitchen could be easily built on to the rear and the front porch extend across the front. A galvanized hood ventilator is provided to take off the heat of the chambers. Finish all of dressed lumber.

Cost, \$250. Width, 18 feet. Depth, 22 feet. Height of first story, 9 feet 5 inches. Second story partitions go down to the roof, 10 feet 6 inches.





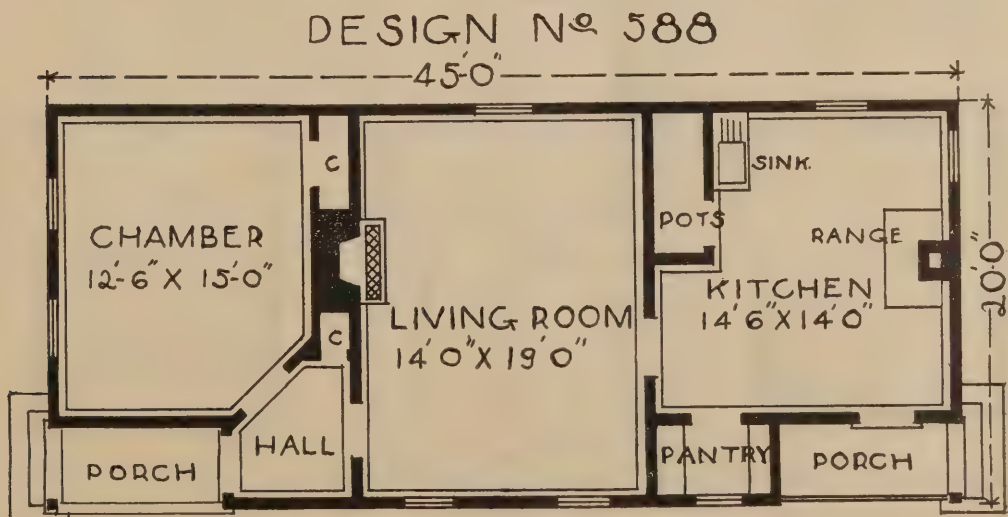
Design No. 588.

A three room cottage home designed for a narrow lot is herewith shown. \$500 may seem a large amount for a three room house, but consider that it covers an area of 900 square feet, all of which must be floored, enclosed and roofed over. The rooms are large, and in addition are two porches, a hall, fireplace in living room, a pantry, pot closet and sink in kitchen.

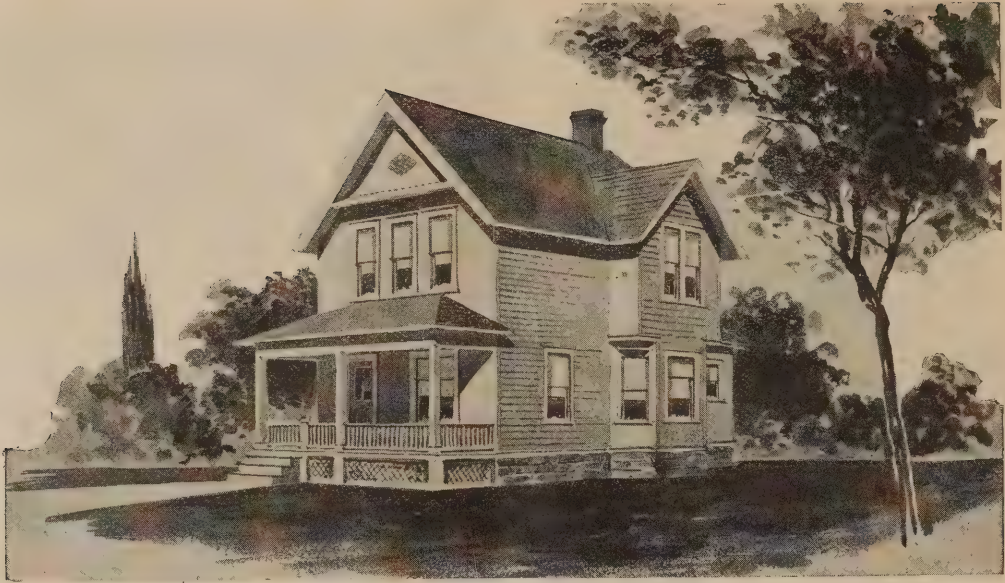
The fireplace is intended to have a double grate so that both chamber and living room will be

heated by the one fireplace and thus do away with heating stoves. A small cellar could be easily built at about \$50 additional cost, using the pot closet for a stairway and by increasing the pitch of the roof two or three chambers could be obtained in the attic. A scuttle only is now provided to the attic. Finish pine or poplar; pine floors.

Cost, \$500. Width, 20 feet. Depth, 45 feet Height of first story, 10 feet.







Design No. 592.

A practical, cozy little home of seven rooms besides hall. Has a stone foundation under the entire house with cellar under kitchen.

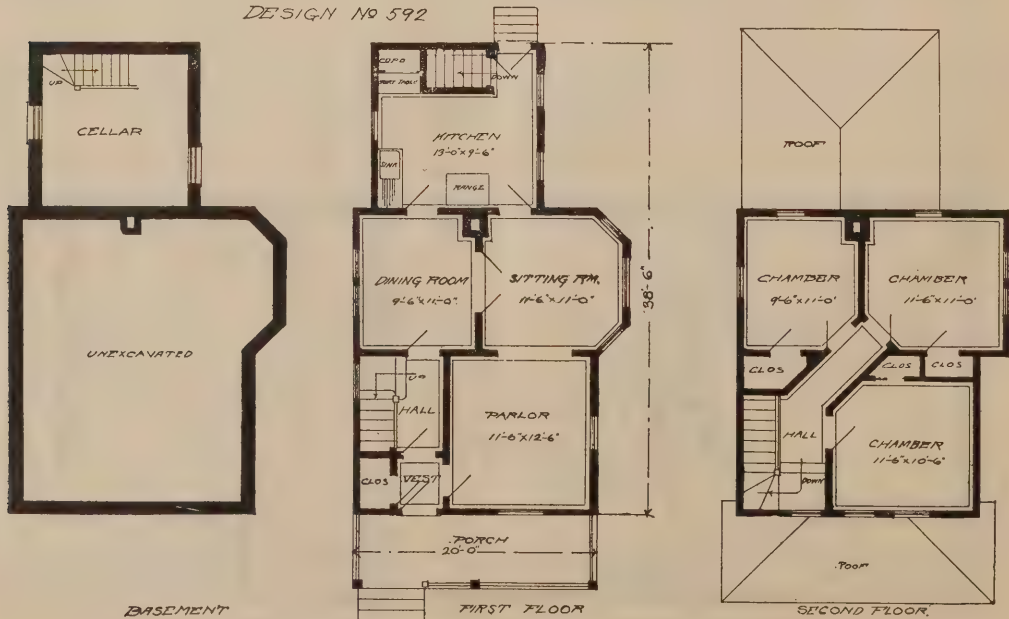
Hardwood floors in the dining room and kitchen. Were it desired the sitting room could be used for the dining room and the present dining room made into a bed room. Folding doors are provided between dining room and sitting room. Kitchen has sink and a work table and cupboard. Second floor has three chambers, each supplied with closets.

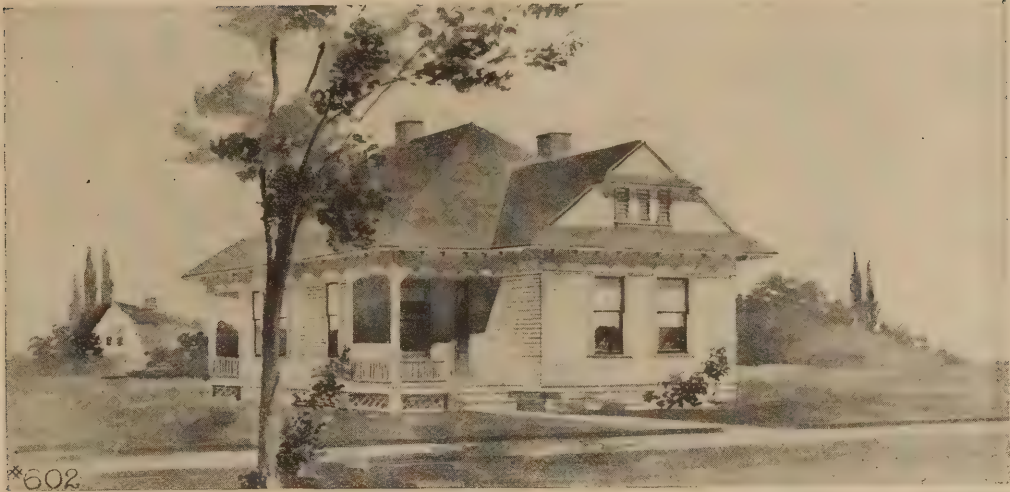
A scuttle in the second story hall is arranged so as to give access to the attic space.

As the total width of the house is only 22 feet 6 inches, it will go very nicely on a 30 foot lot. This house has been built in the city of Hopkins, Minn., with great success and the owner is delighted with it.

Cost, \$825. Width, 22 feet 6 inches. Depth, 33 feet 6 inches. Height of cellar 6 feet. First story, 9 feet 5 inches. Second story, 8 feet 3 inches. Lowest height second story, 6 feet 4 inches.

DESIGN NO 592





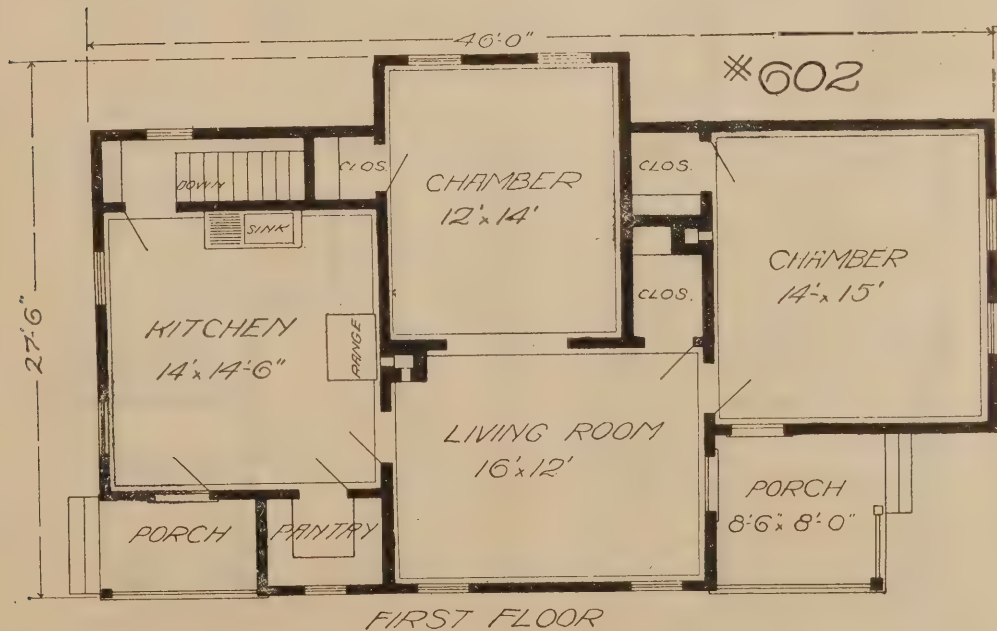
Design No. 602.

A cozy little home of four large rooms besides pantry and closets. A stone foundation is under the entire house with a cellar under the kitchen. Pantry has drawers, cupboards and ample shelving.

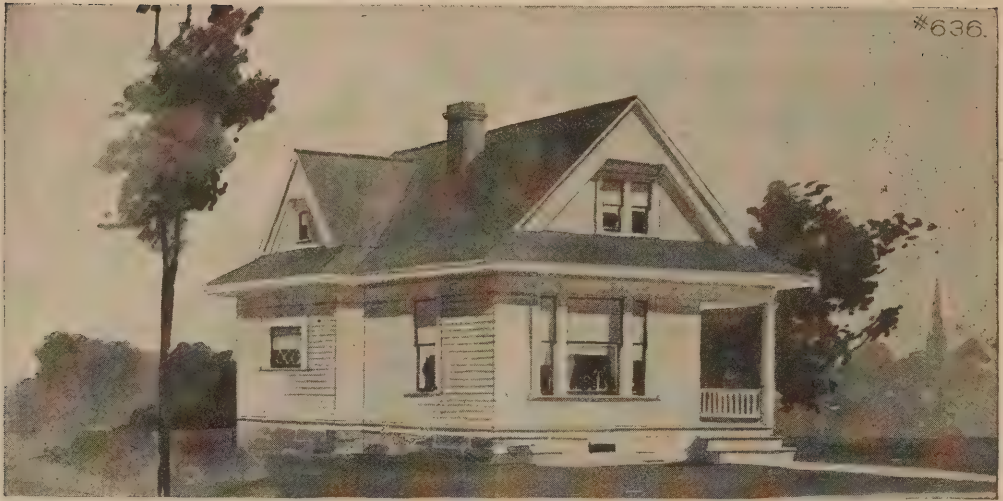
The house could be easily arranged to provide a couple of rooms in the attic and a stairway to same. As now intended, there is only a scuttle to the attic.

The finish is of pine with pine floors. The house is well built and is sheathed, papered and sided to the little belt course, above which and in the gables, shingles are used. Fire places in any of the rooms could be readily added if same were desired.

Cost, \$700. Width, 27 ft. 6 inches. Depth, 46 ft. Height of cellar, 6 ft. 6 inches. Height of first story, 10 ft. 7 inches.







Design No. 636.

This cosy little six room cottage makes an exceedingly comfortable home at a small outlay.

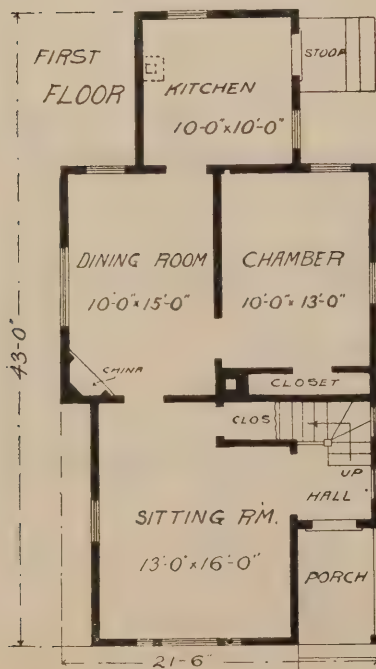
There is a pretty little reception hall from which the stair ascends to the second story. In the dining room is a built-in china closet which has drawers and cupboards. The chimneys are so placed that a stove can be used in any room.

No cellar is included in the estimate of cost but same could be easily arranged for and kitchen enlarged sufficiently to provide cellar stairs.

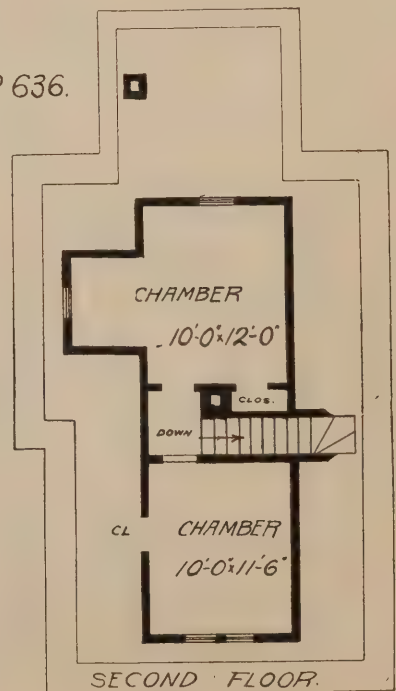
If a bathroom were wanted, this could be obtained very nicely by placing same at the rear of the first floor bed room.

The finish is of painted woodwork and has pine floors throughout. The house is warmly built.

Cost \$750. Width 21 ft. 6". Depth 43 ft. Height of first story 8 ft. 6". Second story 8 ft. 2". Lowest height second story 5 ft. 6".



DESIGN No 636.





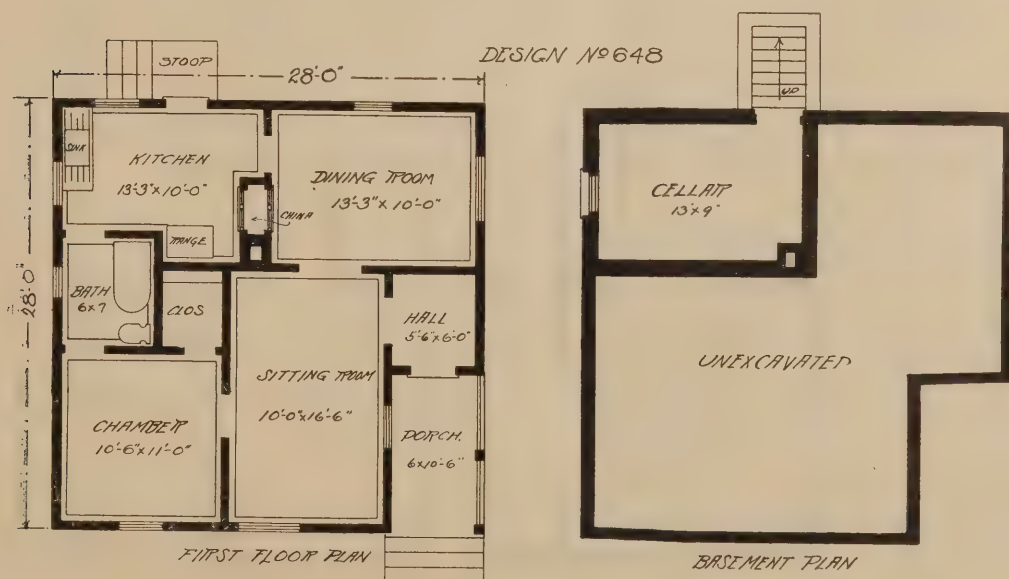
Design No. 648.

This model little home is compactness itself and has the luxury of a bathroom, not usually provided in a house of this character and cost. Under the kitchen, there is a very nice cellar, 9x13 feet in size, with an outside entrance. By building a shed, at the rear of the kitchen, this cellar could be reached through the shed. The additional cost would be very slight. There is a very convenient little china closet and pass cupboard arranged between the dining room and kitchen. Everything is of compact and economical construction. This will also make a home in which it will be exceedingly easy to

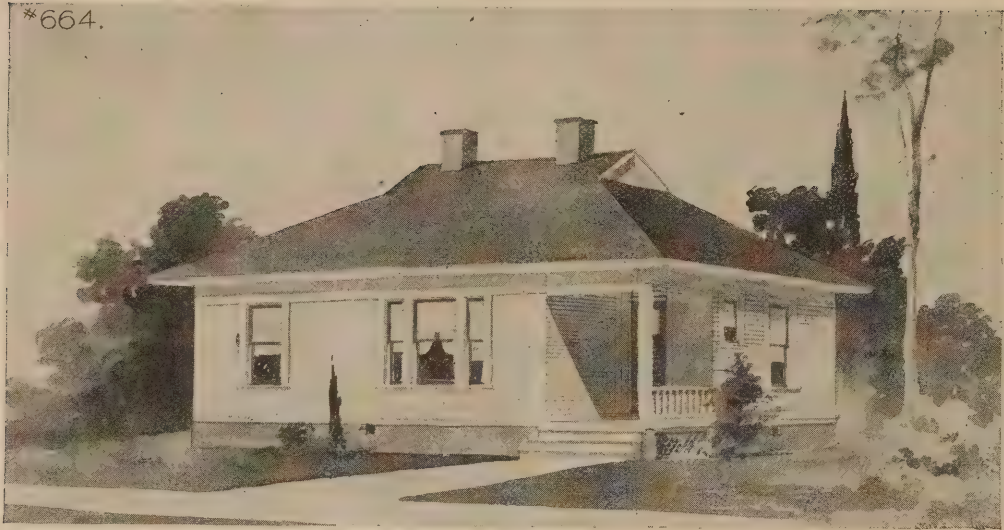
perform the house work and the stove in the living room and kitchen will practically warm the entire house.

There is quite a little attic space, reached through a scuttle in the kitchen ceiling, at the rear. By increasing the pitch of the roof and putting in a little stairway, in the corner of the vestibule, two very fair rooms could be secured in the attic. In this event it would probably be well to enlarge the vestibule at the expense of the porch.

Cost, \$750; width, 28 feet; depth, 28 feet; height of the first story, 9 feet 6 inches.







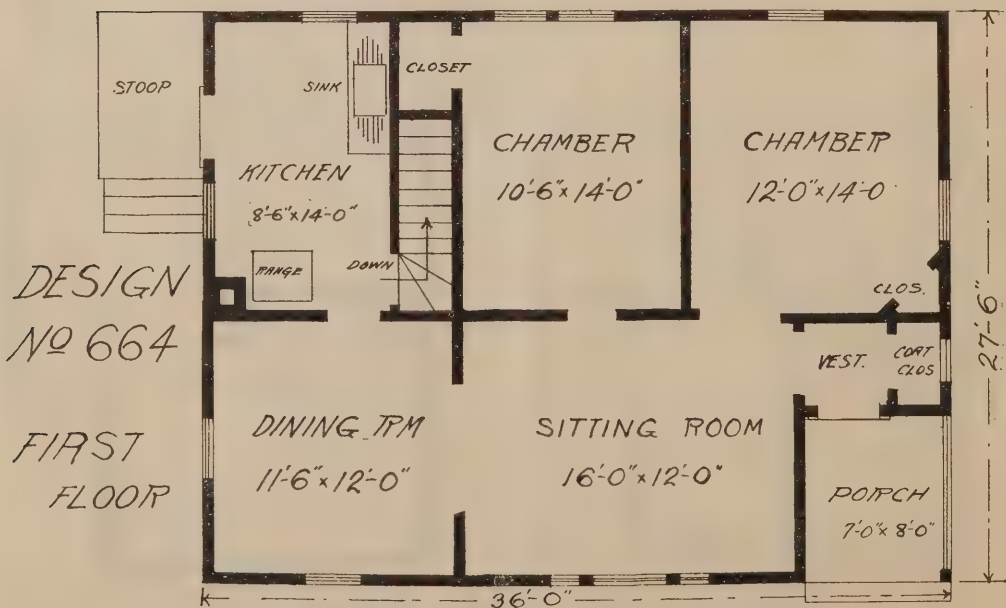
Design No. 664.

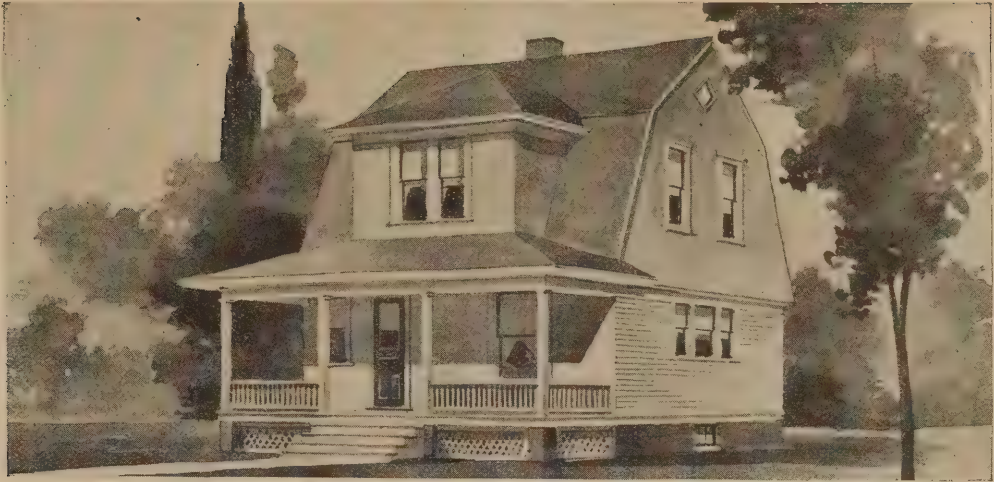
This design is a cozy little one-story cottage. It has a good-sized cellar under the kitchen. By slightly increasing the pitch of the roof, three rooms could easily be obtained on the second floor and a stairway arranged to gain access.

Finish, pine or cypress, painted and has a

hardwood floor in the vestibule, living room and dining room. Gutters and down spouts are included.

Cost, \$675; width, 27 ft. 6 in.; depth, 36 ft.; height, first story, 9 ft. 6 in.



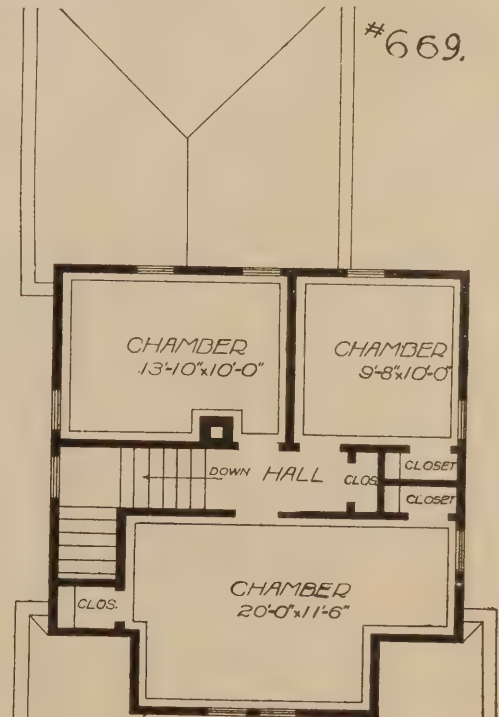
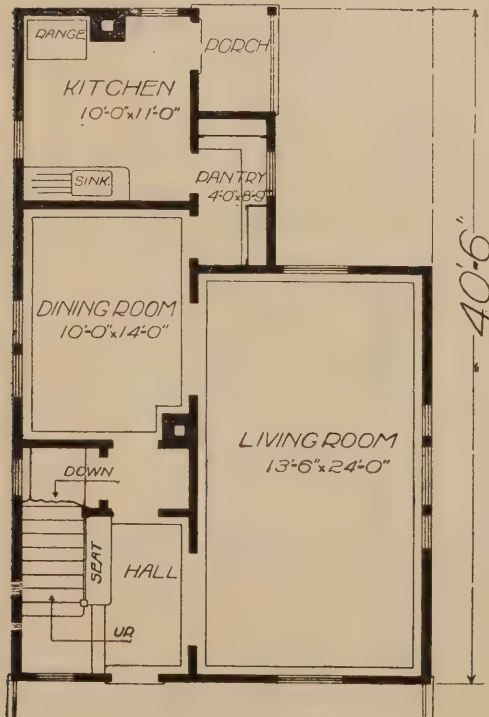


Design No. 669.

We have here an attractive exterior, a spacious front porch, a cozy reception hall with prettily detailed staircase and seat, a generous living room, a good sized and pleasant dining room, a complete pantry with cupboards, shelving, drawers and flour bins and a good sized kitchen and rear porch, which, with the three chambers on the second floor, make this a charming and complete little home. Cellar under entire house so a heating plant could very easily be put in. The living room might be cut into two rooms and the dining room used for a bed room.

The outside walls are finished with siding for the first story and shingles on the second story. Finish pine, poplar or cypress painted. Pine floors. Fire place could be added to living rooms at a small expense. The second story rooms are cut off a trifle by roof rafters.

Cost, \$950. Width, 25 ft. Depth, 40 ft. 6 in. Height of cellar, 7 ft. 8 in. First story, 9 ft. 8 in. Second story, 8 ft. 4 in.







Design No. 671.

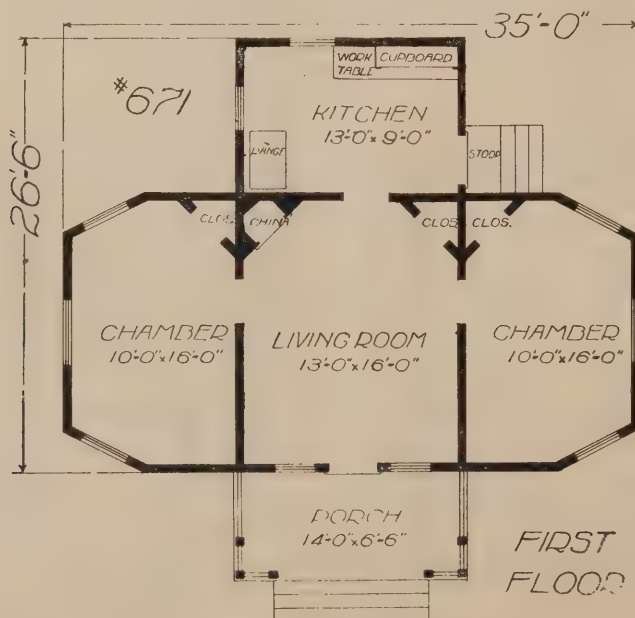
This charming little bungalow makes an ideal four room cottage containing a large living room, two pleasant chambers, and a complete kitchen, fitted up with sink and cupboard with shelves, drawers, etc.

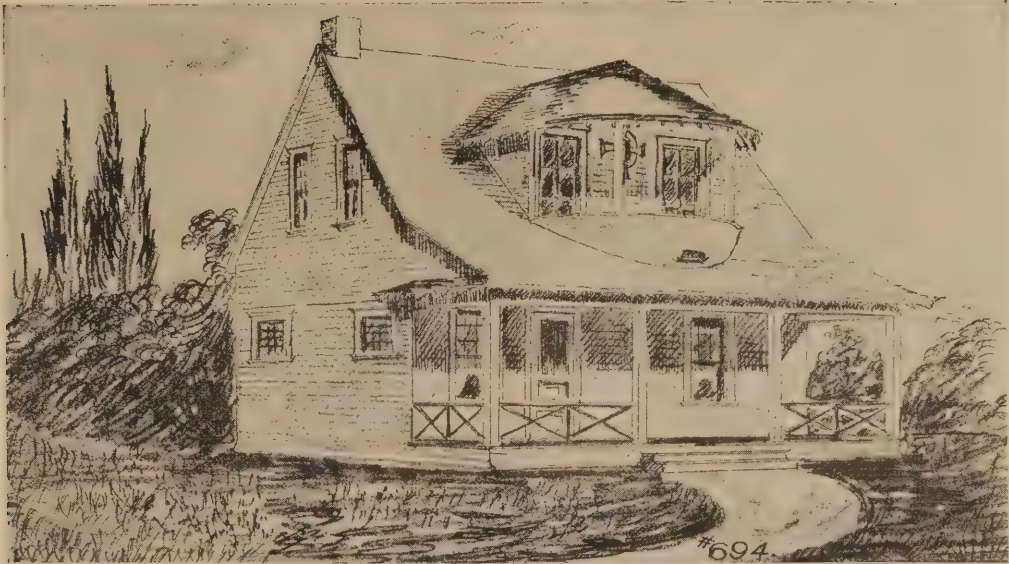
In the living room is a china closet in one corner and a coat closet in the other. Both chambers have closets.

The house is built on brick piers and finished on the outside with shingles, the framework going down to the ground, thus preventing

the wind from blowing under the house and making it cold in winter. The inside walls are plastered. No cellar is included, but a stairway to a cellar could be added to the kitchen next the range, and a cellar provided. This would cost about sixty dollars extra. House is finished in pine, with fine floors. A scuttle is provided for access to the attic.

Cost, \$500; Width, 35 ft.; Depth, 26 ft. 6 in.; Height of first story, 10 ft. 1 in.





Design No. 694.

While unpretentious, plain and simple, this little cottage has a thoroughly practical plan in every sense of the word, and while designed for a summer cottage, being ceiled not plastered on the inside, it can readily be made a permanent home for occupancy the year round. This only necessitates plastering instead of ceiling, and the building of a cellar with foundation under same, so that it would be warm, for at present, only a post foundation is provided for.

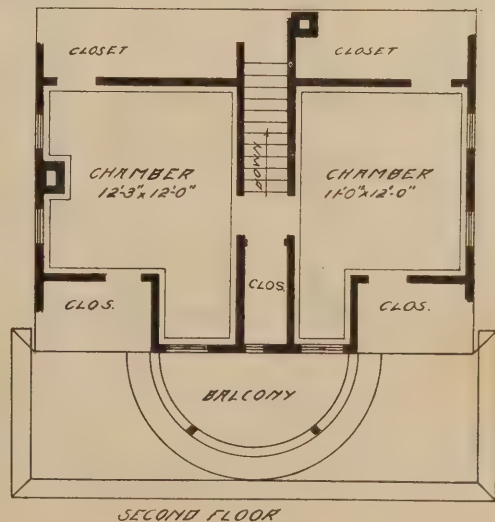
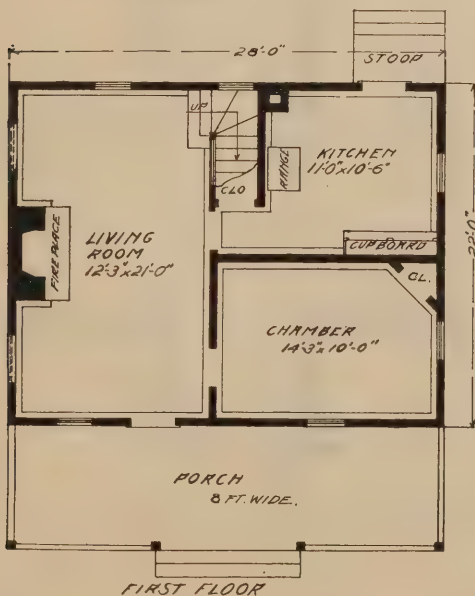
The exterior is intended to be of drop siding or "rustic siding," as it is sometimes called. A very nice scheme would be to place the rough side out and stain it as one would stain shingles, or

shingles could be used for the exterior in place of the siding.

The stairway goes up out of the living room and there is a screen of square balustrades from the post at the turn of the stair up the rake of same. If a cellar is built, stairs to same can go down from kitchen under this main stair.

There is a neat brick mantel designed for the fire place in the living room, and the cupboard in the kitchen has drawers, flour bin, etc., built in the lower portion.

Cost, \$625; width, 28 ft.; depth, 22 ft.; height of first story, 9 ft. 6 in.; second story, 8 ft.







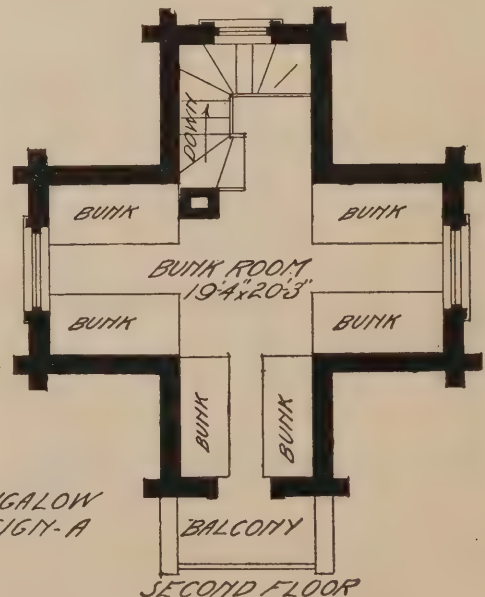
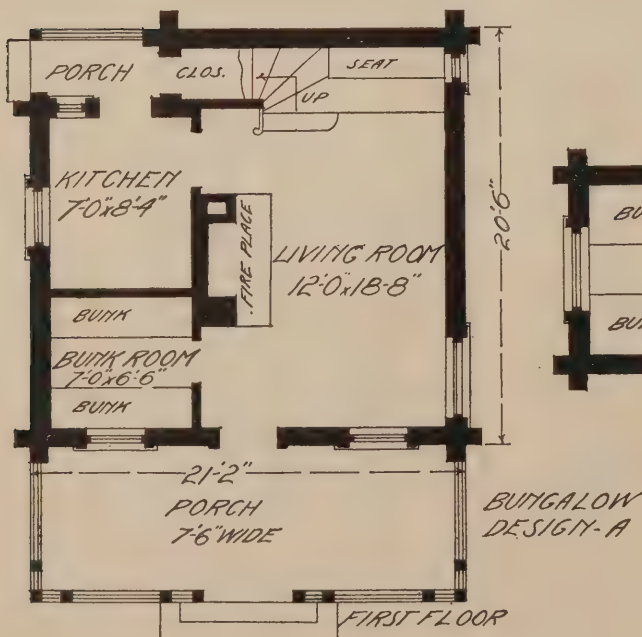
Design No. 776.

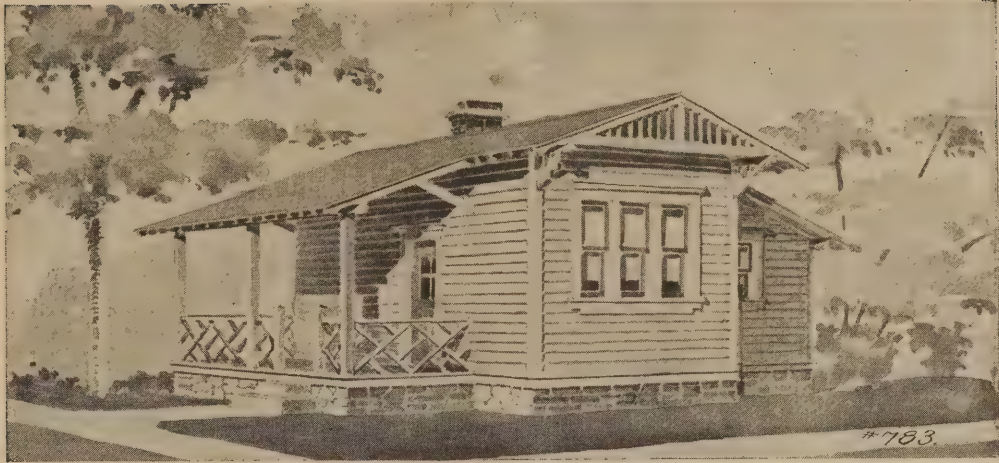
This design shows a log cabin of tamarack, pine, spruce or fir logs of moderate size, which are obtainable in almost any locality. If logs are not available, however, a most artistic effect can be secured by building the structure of studding, sheathing it with boards and shingling the exterior, or if this be too expensive, simply covering the outer frame work of studding with rustic or drop siding. This if turned with the dressed side in and the rough or undressed side out, with this rough outer side stained, as you would stain a shingle, will also give a most satisfactory and charming effect and such construction is not only thoroughly practical, but economical.

Little need be said with reference to the

plan, as that is so fully shown by the drawings. It suffices to say that in a camp of this sort, bedrooms are almost out of the question, so that "bunk rooms" are provided to accommodate a good sized camping party. That on the first floor, in front of kitchen can, of course, be used as a small bedroom, if desired, and three small rooms could be made of the large bunk room on the second floor, only for general purposes, it would be better to leave it in one room, using curtains if need be, so as to get ventilation right through the room from every direction.

Cost, \$500; width, 21 ft. 2 in.; depth, 20 ft. 6 in.; height of first story, 8 ft. 6 in.; second story, 8 ft.





Design No. 783.

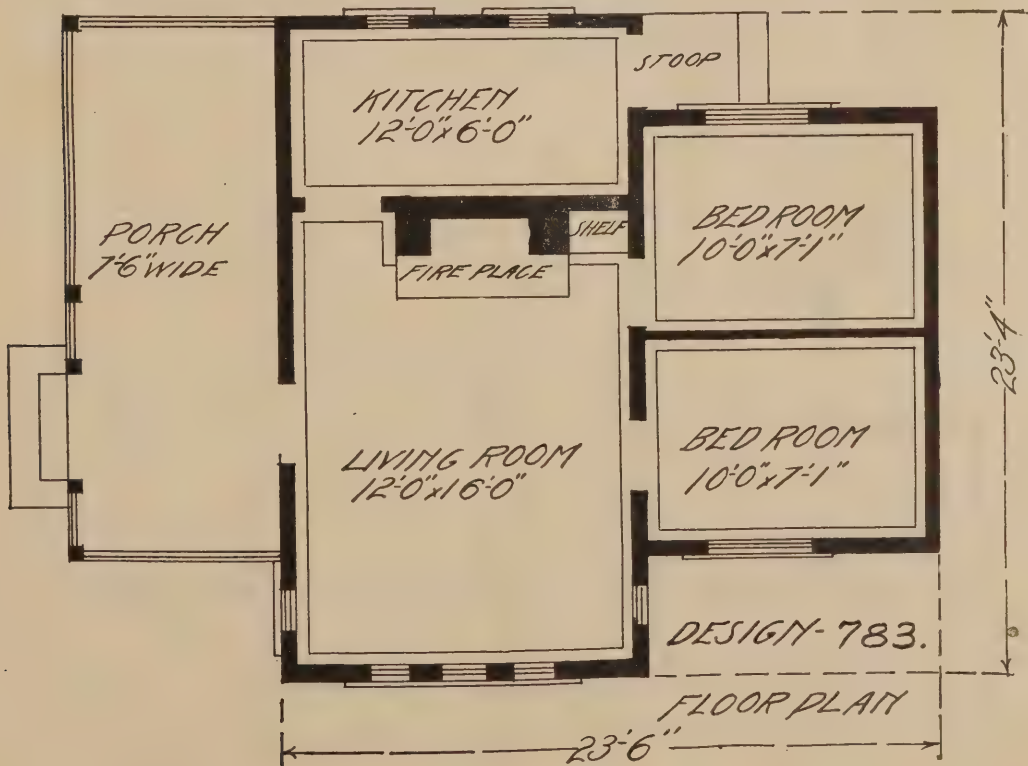
An extremely simple little summer cottage is here shown and while very inexpensive of construction, the lines of the exterior are pleasing to the eye and the plan is practical and convenient. The exterior is shingled with good effect, considerable expense could be saved by setting the house on piers, instead of the stone wall now provided.

Cupboards in the kitchen may be built in to accommodate dishes and general household supplies.

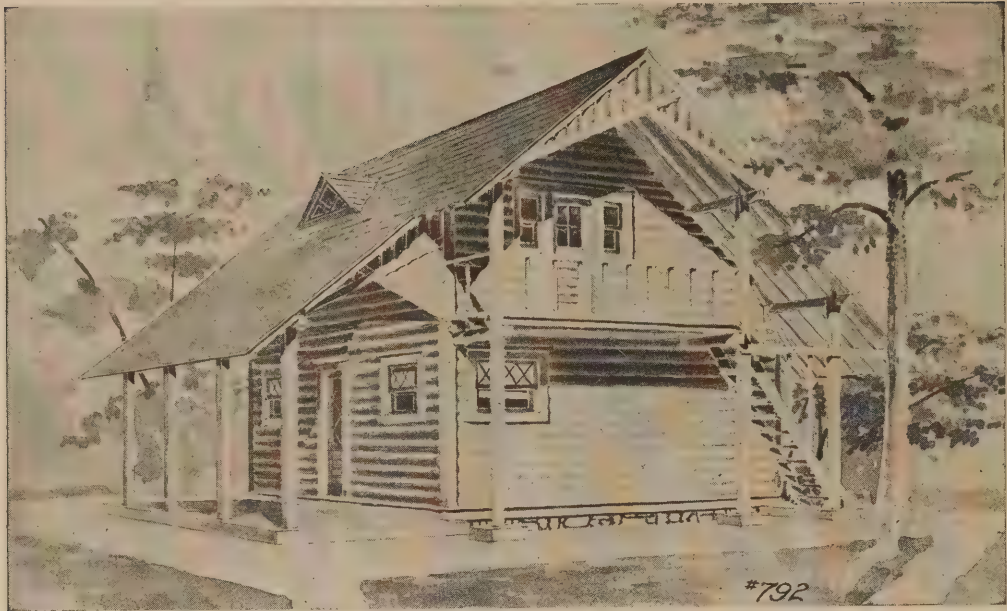
The fireplace in the living room gives a note of color and cheer to this little cottage, and this feature is in fact a most indispensable one in a summer home.

A precaution to insure a free circulation of air in the bedrooms would be carrying the partition between them only the height of the straight wall at the rear. No plastering is provided, the interior lumber being dressed.

Cost, \$450; width, 23 ft., 4 in.; depth, 23 ft., 6 in.; height, 10 ft. 6 in.





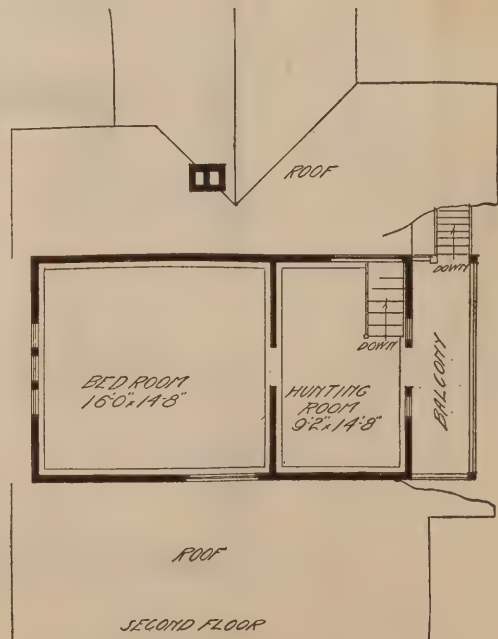
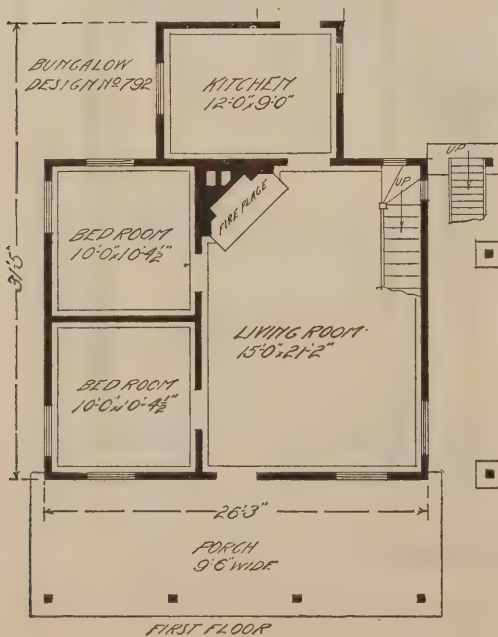


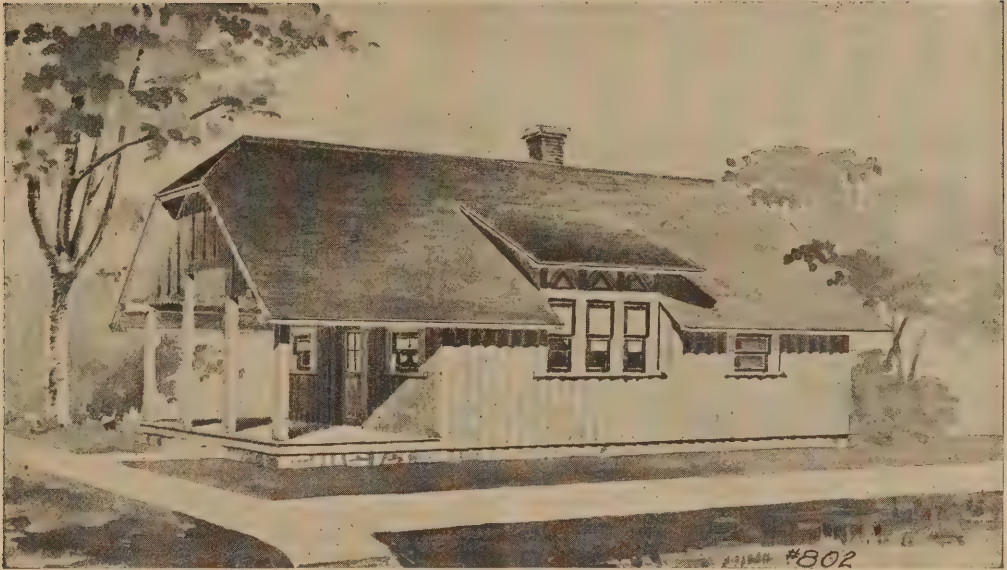
Design No. 792.

This bungalow is somewhat larger than the average camp, having good accommodations for a large party. It is also economical of construction. The plans show a foundation of stone, but that can be omitted, if necessary. The first floor has a most generous living room with a large open fire place. The second floor

has a "gun room" or room for hunting traps and equipment and a large bunk room. There is also an outside stairway to this room, that in practical hunting life would be found advantageous in many respects.

Cost, \$440.00.



**Design No. 802.**

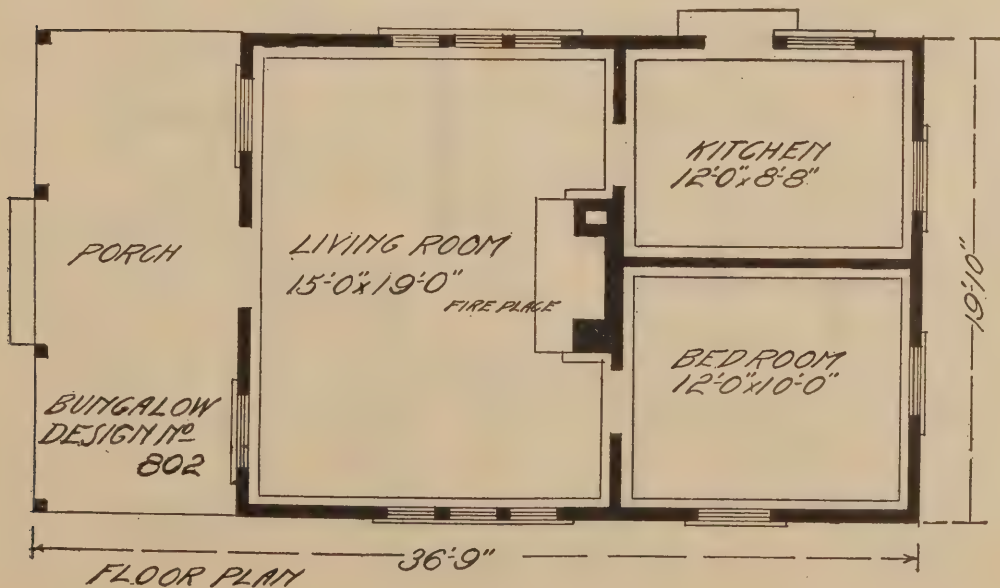
This design for a bungalow, shooting or fishing lodge, is one that has been designed especially for simplicity and comfort in the woods. Fire place is built of cobble stones picked up on the ground. Balance of the chimney is of brick, but if brick is unavailable, the cobble stones can be used, or any other material that is handy on the premises.

The plan, as will be noted, consists of one large living room, with a work room or kitchen and a bed room, though it is, of course, expected

that bunks or cots will be used in the main room to provide for the over-flow.

It is intended to make the exterior as simple as possible, the boarding being upright and the foundation resting upon a low stone wall, or, even cheaper, wooden blocks or posts. The interior is, of course, unfinished, the dressed lumber of the frame showing the idea of economy being observed throughout.

Cost, \$250.; width, 19 ft. 10 in; depth, including porch, 36 ft. 9 in; height of story, 11 ft.







Design No. 854.

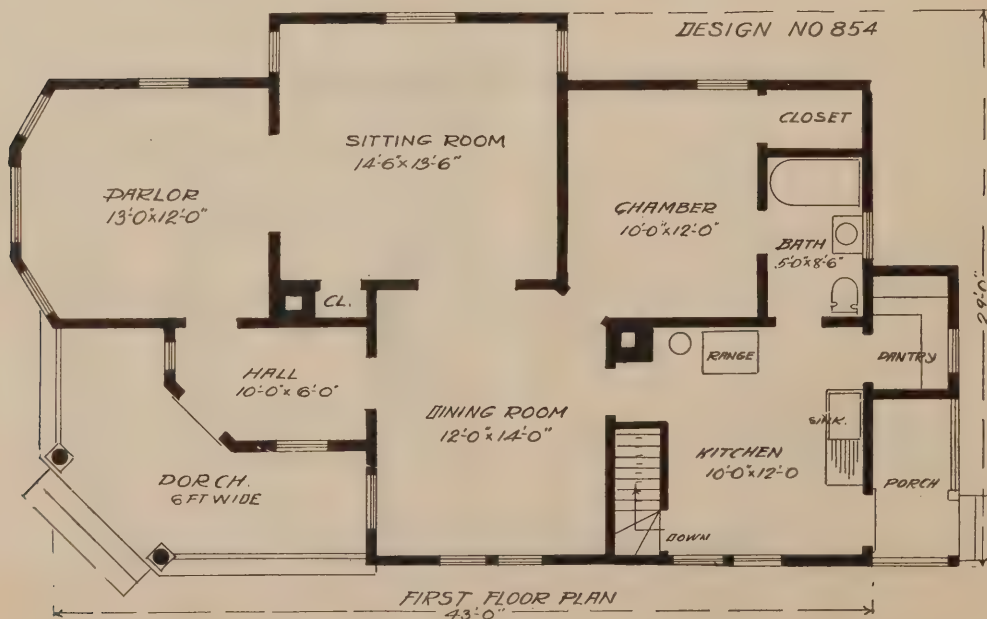
In this little cottage design, we have a very complete home of five rooms, besides a cozy little reception hall and bath room, all on the ground floor. There is a good sized cellar underneath the kitchen and dining room and it is large enough to accommodate a small furnace of sufficient size to heat the house, if a heating plant were desired.

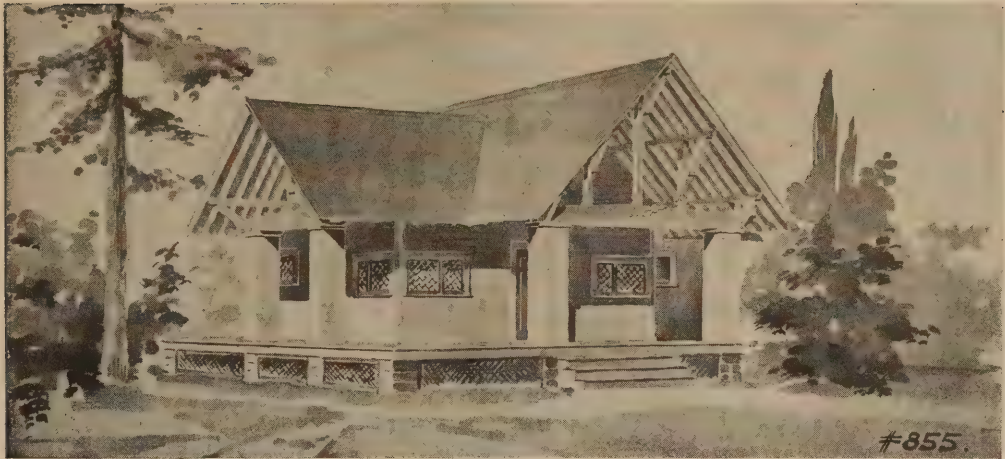
In the attic space, there is a storage room and by slightly increasing the pitch of roof,

two or three rooms could readily be obtained and the stairway arranged over the stairway leading to basement, to give access to attic.

The plumbing is of excellent quality. The finish of the rooms is in pine or cypress with pine floors.

Cost, \$875; width, 29 feet; depth, 43 feet; height of cellar, 7 feet; first story, 9 feet 6 inches.





Design No. 855.

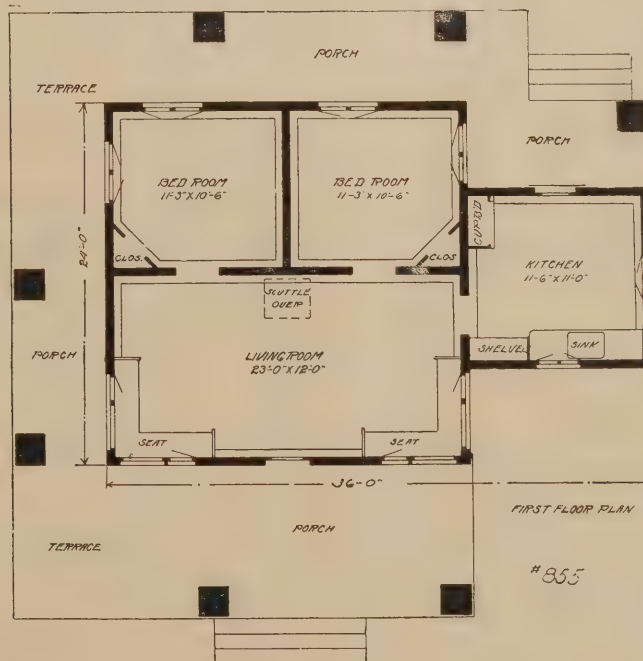
A neat bungalow cottage of four rooms with ample porch space. The porch ceiling extends clear up to the roof showing the rafters and roof boards. The windows are divided into diamond shaped patterns and are hinged to swing.

The cottage rests on wood posts and brick piers and is sided with rough rustic siding, it being intended to stain the siding and not paint it. All inside exposed lumber is dressed and the studing, joists, etc., being exposed. The attic is

floored over and a scuttle to same is provided.

If more chambers were desired, a small stairway could be put in the living room and two small rooms obtained in the attic. No chimney is provided, it being intended to use a gasoline stove for cooking. A chimney as well as a fire place could be readily built and add to the cozyness and comfort.

Cost, \$500; width, 36 ft.; depth, 24 ft.; height of first story, 10 ft.







Design No. 894.

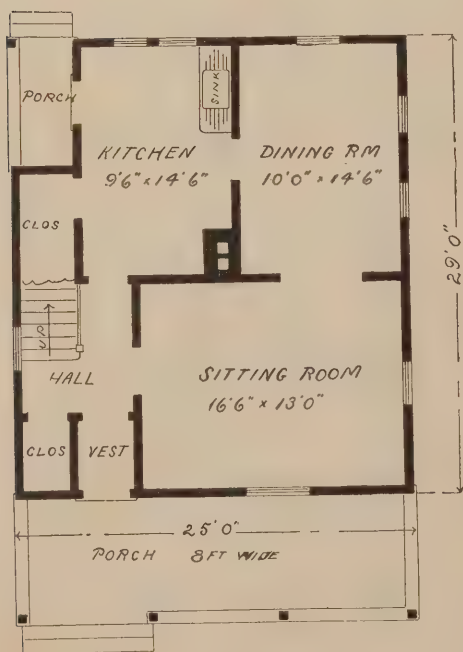
All the rooms in this design are quite large and have the desirable feature of having light and ventilation on two sides of each room. The porch is unusually large for a cottage of this size.

The vestibule and large closet off front hall will be found a desirable arrangement, for keeping out cold and providing space for hanging coats. The house is set on a brick foundation. No cellar is provided, but same

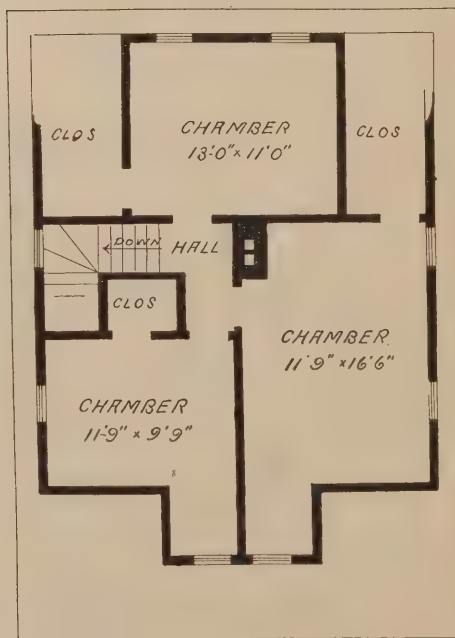
could readily be built in and stairway leading down to same underneath main stairs.

The exterior of the house is finished with clapboards for the first story and shingles in gables and on roof. The interior finish is of pine or cypress with pine floors.

Cost, \$810; width, 25 feet; depth, 29 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story rooms are full height.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

\*894



### Design No, 903.

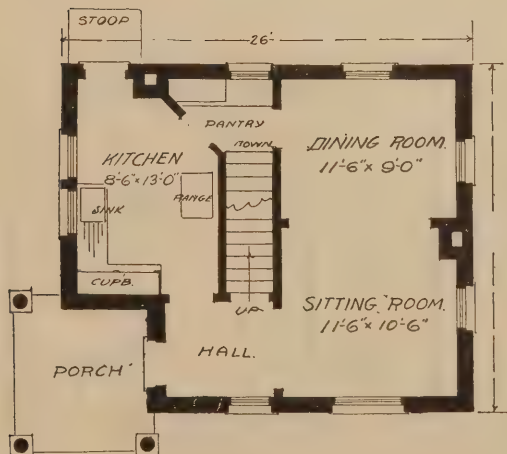
A cottage design for brick and frame construction is shown herewith. The Colonial porch on front corner of house, adds a great deal to the attractiveness of this design. The foundation is of stone. A small cellar is provided, but full basement with heating plant, could readily be installed, if this item were desired.

The sitting and dining rooms being connected by a wide cased opening, makes these two rooms practically one, and yet, if desired, they can be separated by the use of draperies. Between dining room and kitchen, is a small

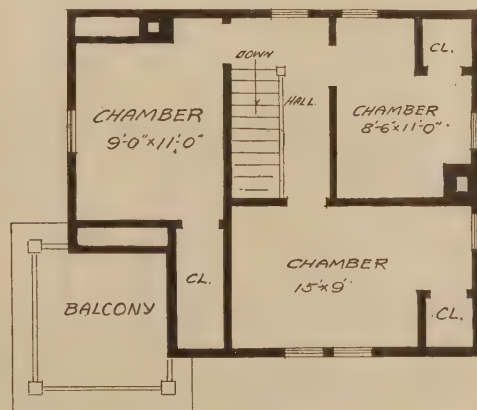
pantry, in which flour bins, cupboards and drawers are built. In addition to this, in the kitchen, is a built-in cupboard, providing additional space for dishes and cooking utensils.

The second floor provides three pleasant chambers, each supplied with closet. The finish of the rooms is in pine or cypress with pine floors.

Cost, \$850.00; width, 26 feet; depth, 22 feet; height of first story, 9 feet 5 inches; height of second story, 8 feet 3 inches; cellar 6 feet 6 inches; lowest height second story, 6 feet.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

# 903.





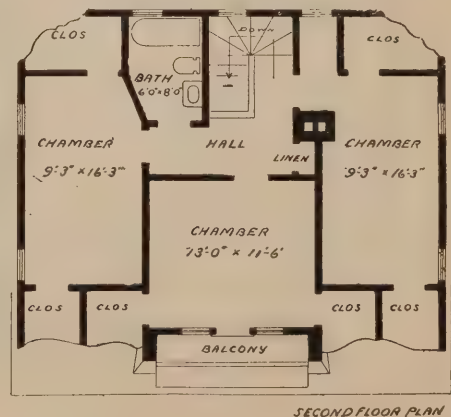
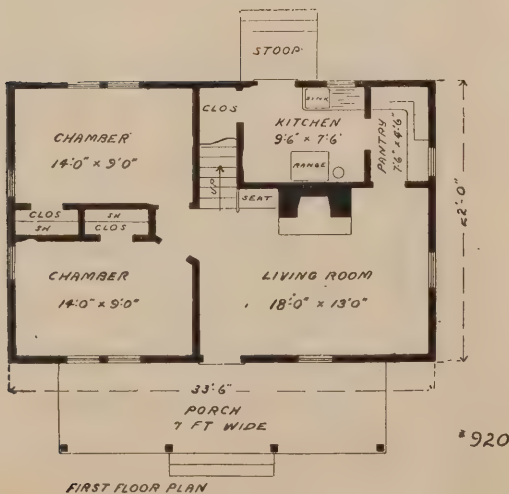
### Design No. 920.

This quaint little cottage for the mountains, seashore or suburb, is attractive in the extreme. It makes a very complete and comfortable modern home. The living room is a fine large room with cobble stone open fireplace, making a unique though inexpensive rustic effect. The plans do not call for any basement, but a cellar could easily be put in, extending under the entire house, by carrying the outer walls down a little and then sloping off to head room and a cellar stair can be recessed going down under main stairway.

Then, if one wished to make a still further investment, they could put in a little furnace and have a modern house in every way.

The finish throughout is intended to be pine, poplar or cypress, painted or stained. The exterior for first story, drop or German siding; second story, shingles.

Cost, including plumbing, \$850.00. Width, 33 feet 6 inches; depth, 22 feet; height of first story, 8 feet 6 inches; second story, 8 feet 3 inches; lowest wall height, second story, 7 feet.





### Design No. 968.

This bungalow or summer cottage is one which has many points to recommend it, both as to exterior appearance and the arrangement in plan. In the first place, the low sloping roof and broad stretch of veranda give a very attractive outside effect. The magnificent veranda extending around on three sides is all that could be desired. One practically lives on the veranda of the summer home anyway, and money invested in such a feature, therefore, is, reasonably considered, well spent.

The library or living room is a splendid apartment with a very large open fireplace and seats on each side, the lids of which raise, forming wood boxes underneath.

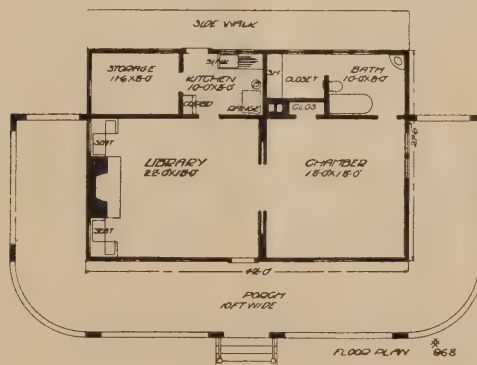
The bath room off the magnificent large owner's chamber could be reduced somewhat in size,

as also the closet off bath and the kitchen enlarged or a small store room made of one end of the closet, so that the storage room could be made into an extra chamber, either as a guest room opening off the living room or as a servant's room, opening off the kitchen.

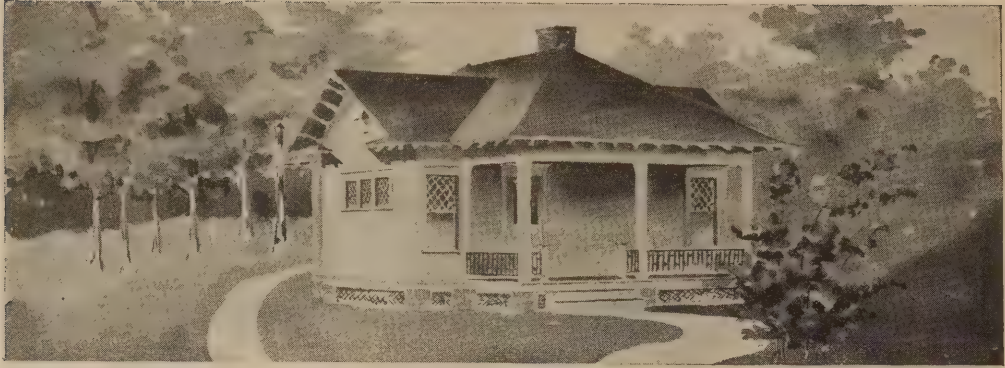
The house rests upon a post foundation and two of the lattice ventilators are removable. The exterior is shingled and when stained a seal brown with dark bottle green for the trim and moss green roof, a very attractive effect is secured.

The finish of the rooms is pine, poplar or cypress, painted or stained.

Cost \$850.00. Width, 42 feet; depth, 27 feet 6 inches; height of first story, 9 feet 5 inches.







### Design No. 993.

This attractive little design for a summer cottage will meet the requirements of many who want an economical summer home and with accommodations as spacious as possible, and yet comfortable from a practical standpoint. The porch is of very good size and, as will be noticed in the design, very simple and economical in construction, being merely an extension of the main roof forward a little to cover this space.

The living room is a fine large room having an open fireplace at the end. The kitchen smoke pipe reaches chimney by passing through bed room, thus warming it sufficiently.

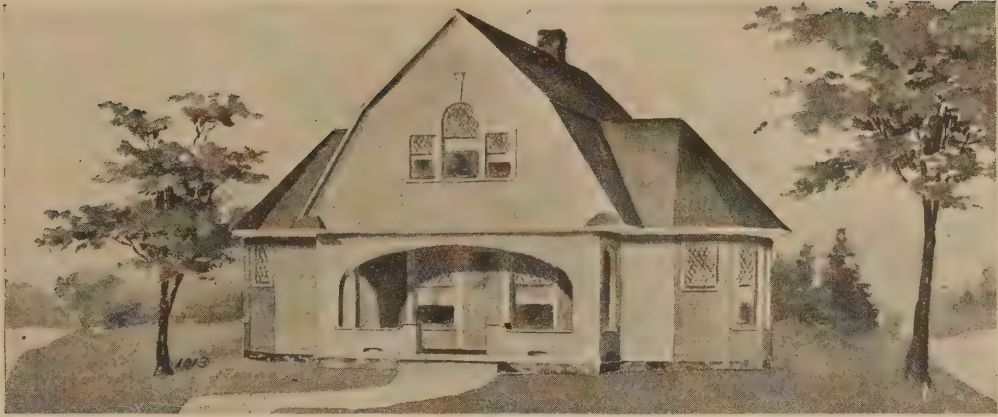
The finish intended is simply that the framing lumber showing on the inside, be dressed, the partitions being simply matched boards placed upright, but the detail drawings also provide for the construction, if it were desired, to plaster

the interior and make more of a permanent house out of it. As far as this is concerned, the design is admirably adapted for a permanent home and the luxury of a bath room could be secured by extending the kitchen back a little and putting bath between bed chamber and kitchen, letting smoke pipe run through kitchen partition, which would keep the bath room warm. Of course, if this were done, a little cellar would have to be added and the stair going down into same could be put in out of corner of kitchen.

The exterior is of clapboards and roof is shingled. The design is given a rather unusual and attractive effect by the corners being turned slightly up at the junction of hip and cornice.

Cost \$450.00. Width, 28 feet; depth, 26 feet; height of first story, 9 feet 3 inches.





### Design No. 1013.

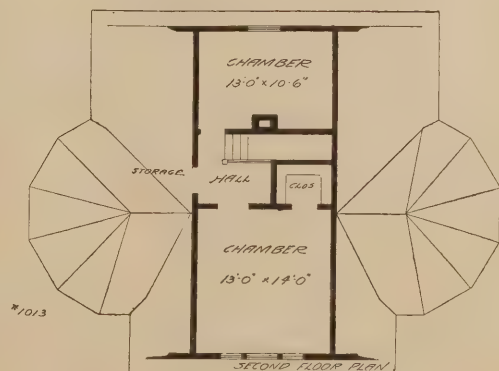
In design No. 1013 we offer a summer home, both unique and convenient. The hexagonal sides of the two lower rooms make them very pleasant and airy. The dining room connects through a convenient pantry with the kitchen—a room of more generous size than is often found in summer quarters. The down-stairs or owner's bedroom has connected with it a fair-sized dressing room and large closet, as well as closet room beneath the stairs.

The dressing room, if desired, could be used as an additional bedroom with slight changes, or it could easily be converted into a bathroom.

Two commodious chambers are also arranged for on the second floor, as well as ample storage space.

The interior is ceiled with matched boarding, instead of being plastered. No cellar is provided, but with this addition and the plastering, the plan is readily adapted for a winter home. The exterior has a finish of clapboards below and of shingles in the gables.

Cost \$850. Width, 30 feet 6 inches; depth, 27 feet 3 inches; height of first story, 10 feet 6 inches; second story, 8 feet; lowest wall height, 7 feet.







Design No. 1033.

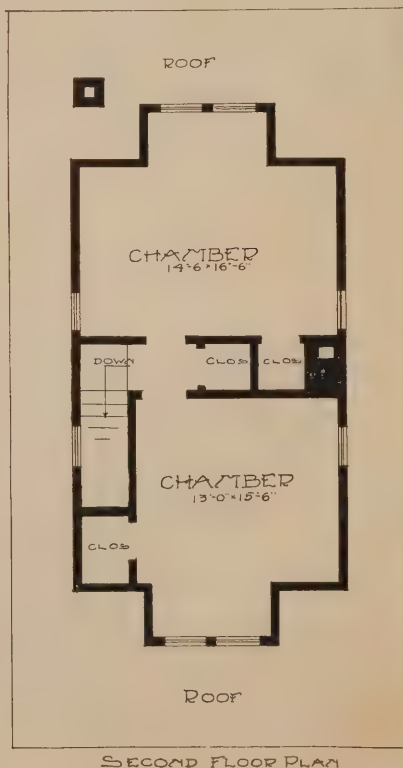
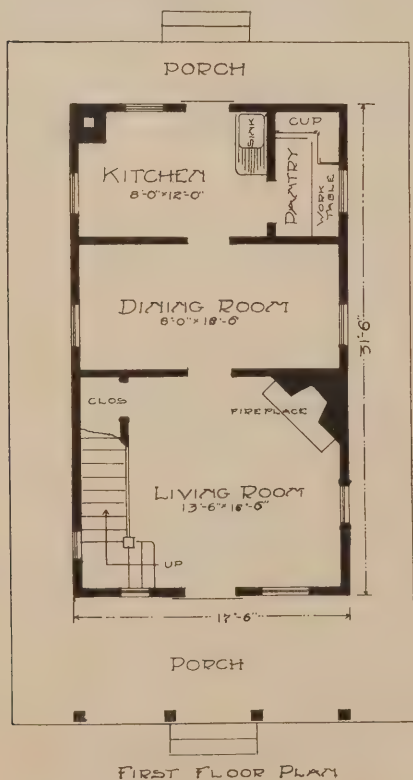
A house for a narrow lot is always a crying necessity, for the real estate men plat so many narrow lots. This design is particularly adapted to the needs of one who wants a low cost cottage home for a narrow lot. Of course, it would be necessary to cut off the projecting cornice on the sides and the terrace porch along the sides, if the lot were exceedingly narrow.

This slight change from the plans is one that can be readily affected by simply making an

agreement with your builder and attaching it to the contract with him.

There is no cellar, though one can readily be arranged for if desired. The finish throughout is of pine, poplar or cypress, painted or stained.

Cost \$600.00. Width not including porches 17 feet 6 inches; depth 31 feet 6 inches; height of first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story rooms 5 feet.





Design No. 1037.

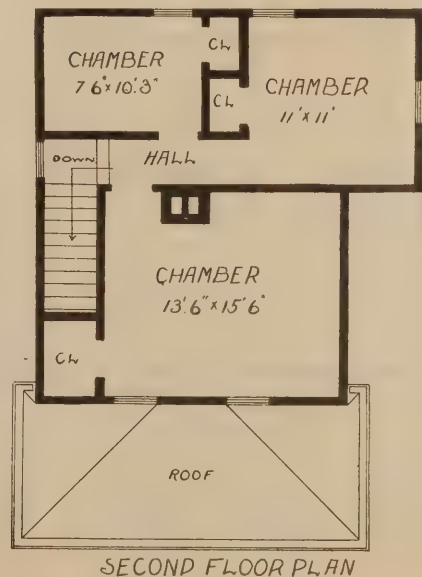
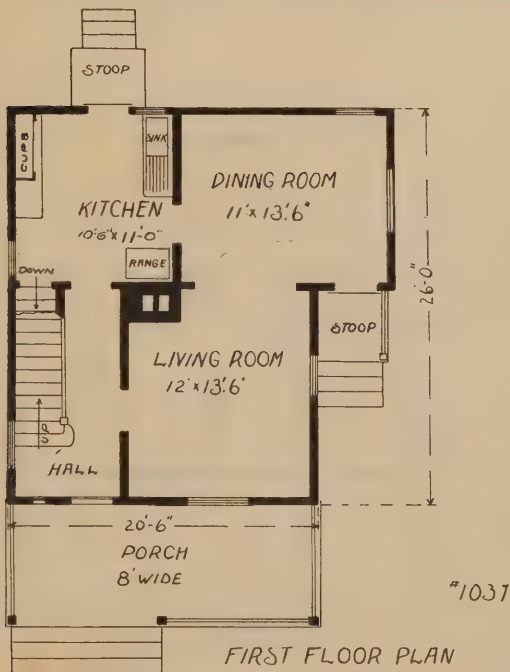
This pretty little cottage makes an exceedingly attractive and practical home. By putting door at bottom of cellar stair and just a railing around the stair opening in kitchen, the latter could be made much more spacious looking and more airy, or it would be a very easy matter to use kitchen for a bed room and build a little kitchen on at the rear at slight expense.

This little change is one that can very easily be arranged by simply attaching a memorandum of agreement to the contract with your builder.

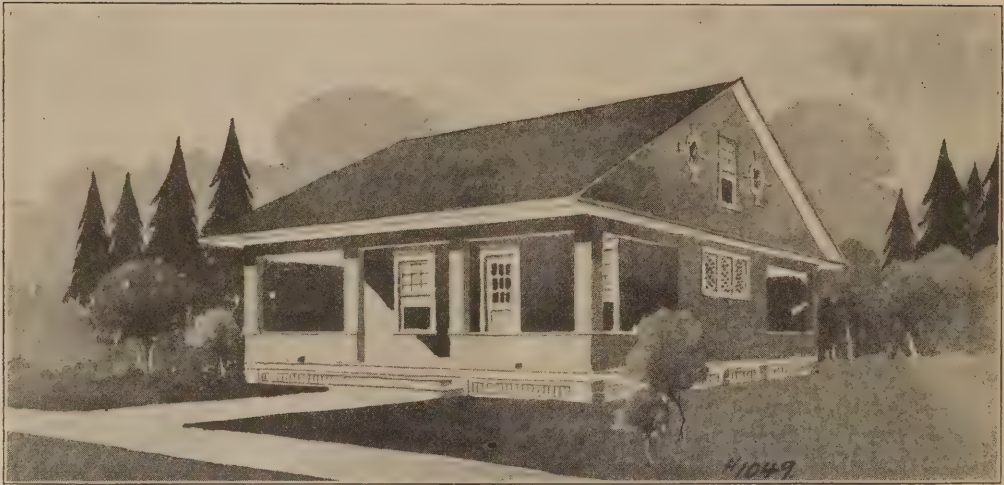
The cellar extends across the rear of the house, the front portion being unexcavated. No furnace is included, but one can be installed at slight additional expense.

The finish throughout is pine, poplar or cypress, painted or stained.

Cost \$825.00. Width 25 feet 6 inches; depth 26 feet; height of basement 6 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches; lowest height second story room 6 feet 6 inches.







Design No. 1049.

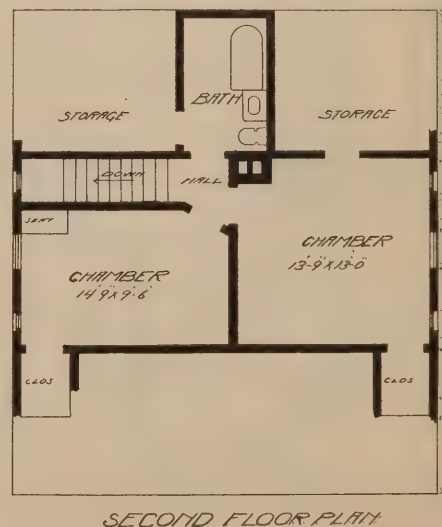
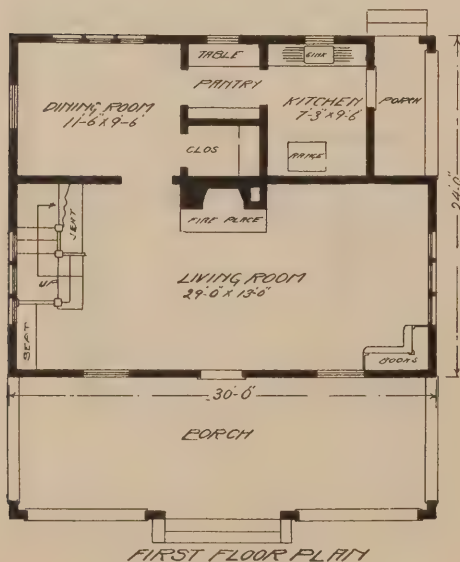
This bungalow or summer cottage design will be found a very desirable plan in many ways. Every inch of available room across the front is utilized by eliminating all partitions, giving a most magnificent living apartment, with staircase ascending to second floor in one corner. Back of this is a cozy dining room, commodious pantry and a kitchen large enough for the work to be done there. This kitchen could readily be enlarged by taking in the porch and building on a porch at the rear. This slight change is one that can be readily arranged for with the builder by attaching a memorandum of

agreement to the contract made with him.

The foundation of the house is upon brick piers and the interior is intended to be plastered. The staircase design is simple Mission treatment and fire place is of cobble stones below the plank shelf and brick above.

The finish throughout is pine, poplar or cypress, painted or stained. First story exterior is intended to be of rustic siding up to belt course and shingles in gables.

Cost, \$850.00 width, 30 ft.; depth, 24 ft.; height of first story, 9 ft. 7 in.; second story, 8 ft.; lowest height second story, 6 ft.





Design No. 1065.

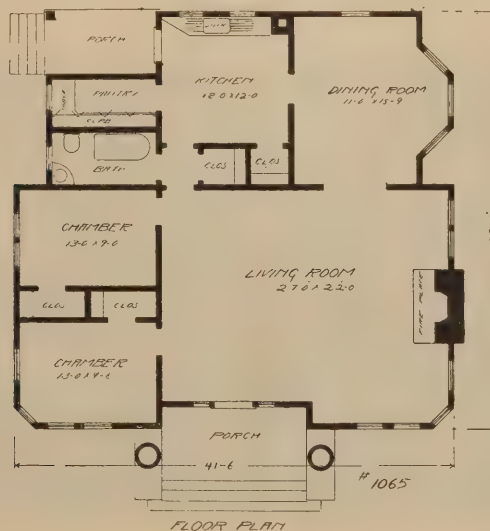
We have in this bungalow design quite a large one-story cottage, the main feature of which is the magnificent living-room, 27x22 feet in size. This room is very effectively embellished by the open fire and seat running round in the corner, which gives the bungalow a generous and luxurious appearance. Two chambers are arranged, each provided with large closets.

There is no basement under same, only a stone underpinning and, consequently, no

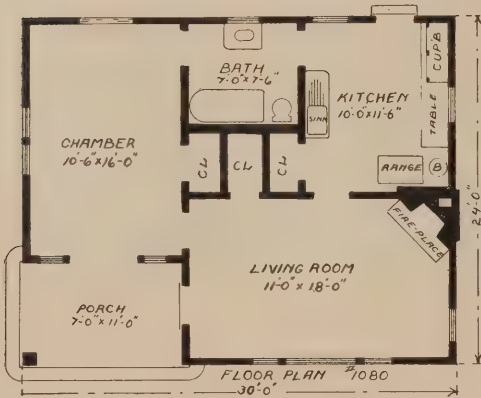
heating is included. This is a matter that might readily be arranged if a basement with heating plant were desired, and stairway to same arranged where the closets are now shown between kitchen and living-room.

The finish of the living-room and dining-room is of white oak; balance of rooms, soft wood, painted. Hardwood floors are included throughout.

Cost, \$1,400; width, 41 ft. 6 in.; depth, 39 ft. 6 in.; height of first story, 9 ft. 5 in.





**Design No. 1080.**

This attractive little bungalow design is for a three-room cottage containing a large living-room, part of which is also intended to be used for the dining-room, a good sized chamber, kitchen and bath. No cellar is provided, there being a stone underpinning only. The living-room contains a fireplace of simple design.

The finish would all be soft wood, to be stained, with soft wood floors. The kitchen is equipped with a large cupboard containing flour bins, ample drawers and shelving.

Cost, \$600; width, 30 ft.; depth, 24 ft.; height of first story, 8 ft. 6 in.





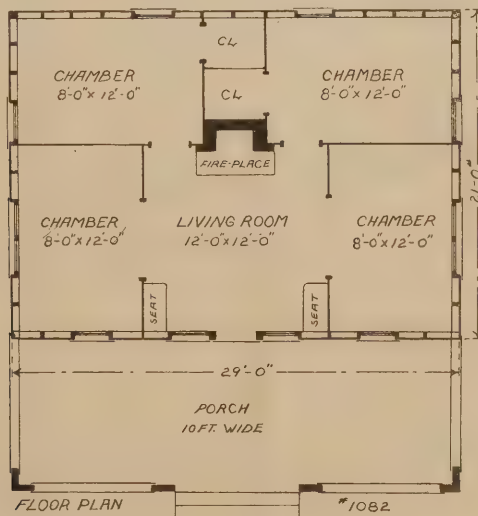
Design No. 1082.

This little bungalow was erected at one of the lakes in Minnesota, as a summer cottage and has been universally admired. There is a good space in the attic for one or two rooms to be finished off, with larger windows put in gable ends and a little staircase built up back of chimney at rear.

This slight change can very readily be arranged for by making an agreement with your builder and attaching it to the contract.

The house rests on brick or stone piers with lattice work between. The interior partitions are of matched and beaded lumber or ceiling. The sheathing and framing lumber of the outside walls is all dressed, the studding showing on the inside, making a very pretty and rustic effect. The bungalow can of course be plastered, if one prefers.

Cost \$400.00. Width 29 feet; depth 21 feet; height of first story 9 feet 6 inches.







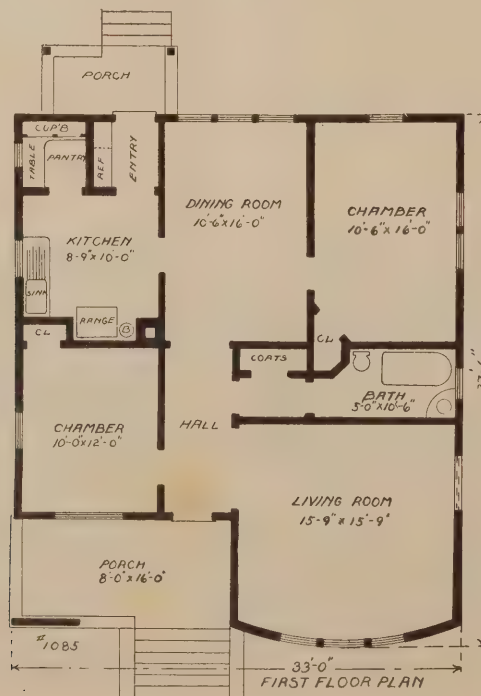
### Description No. 1085.

In this bungalow design we have a cottage containing a good sized living-room, two chambers, a spacious dining-room; also a kitchen with pantry and entry completely equipped with necessary cupboards, shelving, etc., and place in entry to provide for refrigerator. The recessed front porch with its arched corner gives individuality to the design. The exterior, being entirely of shingles, stained, also gives a softness in color effect

that is especially adapted to this character of bungalow.

There is a stone underpinning, but no cellar. The finish of the living-room, hall and dining-room would be of hardwood, with hardwood floors included in these rooms; also bath and kitchen. There is a good attic with ample storage space.

Cost, \$1,250; width, 33 ft.; depth, 37 ft. 6 in.; height of first story, 9 ft. 5 in.





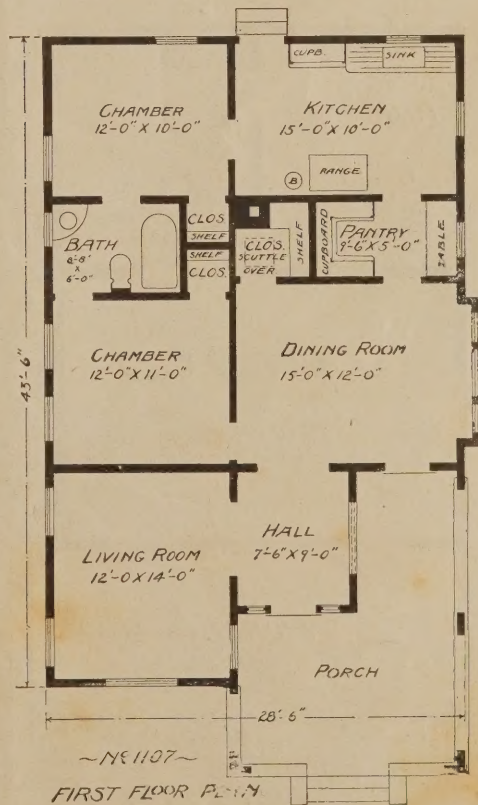
### Design No. 1107.

This California bungalow makes a very satisfactory little home, the plan being especially satisfactory. The exterior walls are shingled, preferably stained a woody brown or moss green, trimmings white. If green be used for exterior walls, roof should be a dull faded out red, giving a very pretty effect.

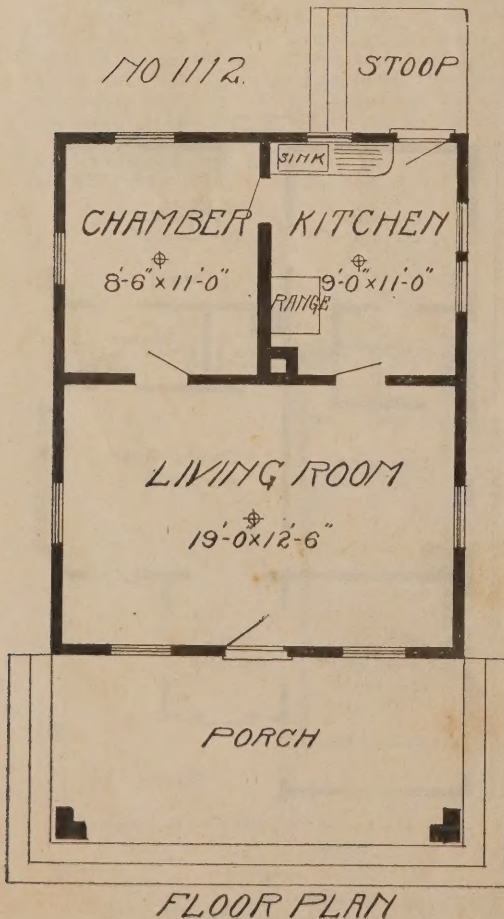
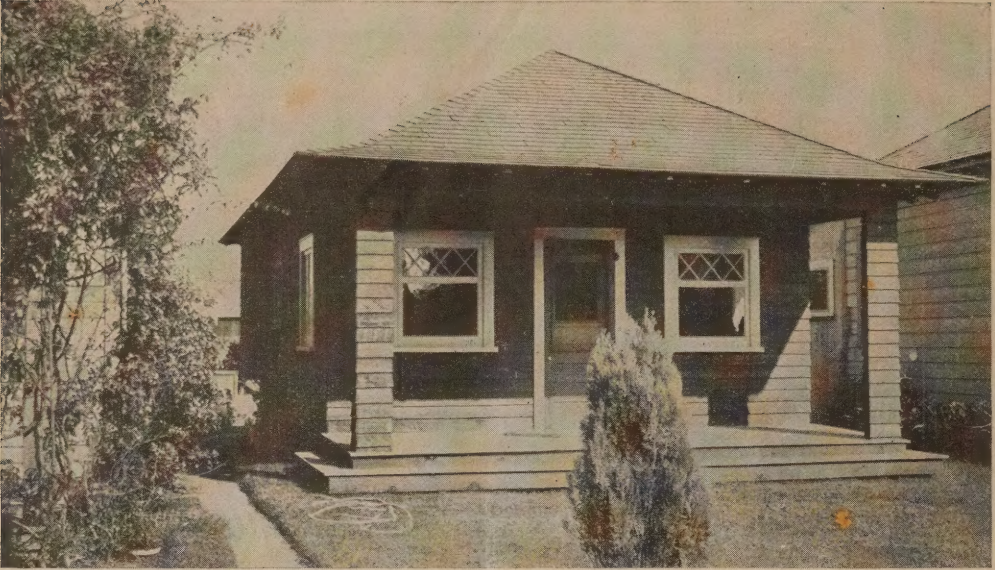
It has a brick or stone foundation around the outside of the house, no excavated cellar, though one can be put in if desired.

The finish throughout is pine, poplar or cypress, painted or stained.

Cost \$1250.00. Width 28 feet 6 inches; depth 43 feet 6 inches; height of first story 9 feet 5 inches.







Design No. 1112.

This is another little bungalow that gives splendid satisfaction for a modest little home. The exterior is of siding, but may be shingled just as well, if preferred.

By raising the pitch of the roof slightly and putting in a couple of dormers and a little stairway between living room and kitchen, possibly increasing the depth of the house two or three feet, a couple of rooms can be located in the attic, and this slight change can very readily be arranged for by simply attaching a memorandum of agreement to the contract with your builder.

The finish throughout is of pine, poplar or cypress, painted or stained.

Cost if plastered, \$450.00. Width, 20 feet; depth 31 feet; height of first story 9 feet.



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